

CHAPTER 18 WARD 7 PLAN

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1800 VISION FOR WARD 7

- 1800.1 This Plan is based on a vision for the future of Ward 7 over the next five (5) years as set forth by the ward’s communities. Although Ward 7 is primarily a stable, residential neighborhood, city officials and ward residents envision a number of changes relative to economic development and environmental protection. This vision underscores the preservation, protection, and enhancement of the ward’s many stable residential neighborhoods, its neighborhood serving shopping centers, and its many parks, open spaces and natural resources.
- 1800.2 The vision for Ward 7 is of a stable area where residents remain because of the solid neighborhoods and park-like qualities that make it a desired community in which to live,

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shop and work. Neighborhoods like Fairfax Village, Dupont Park, Hillcrest and Deanwood have a strong sense of community and visual identity. This plan envisions neighborhoods like Eastland Gardens and Parkside as containing a greater range of housing options. These options would include refurbished public housing and new and remodeled privately-owned single and multi-family housing designed for a wide-range of life styles (such as first-time homeowners and senior citizens). One can also envision the River Terrace community where the Anacostia River Park serves as a national park of special riverside and scenic quality and character.

- 1800.3 Overall, Ward 7's communities will be protected from water and air pollution, noise, litter, and congestion caused by nonresidential uses. Places of historical significance, gateways, parks and open spaces will continue to provide an attractive setting and quiet refuge for daily living.
- 1800.4 This plan envisions the Fort Circle Parks System which runs the entire length of the ward offering additional cultural and community-oriented recreational opportunities such as picnics, indoor ice skating and the Fort Dupont Amphitheater summer concert series. Well delineated trails and park connections throughout also offer a variety of passive and active recreation opportunities for residents.
- 1800.5 Activities like the "Minnesota Avenue Day" celebration and complementing visitor attractions such as the Kenilworth Aquatic Gardens and the Kenilworth Park and Community Center provide special programs for the youth and elderly residents that will help build community spirit.
- 1800.6 In the vision, the ward's neighborhoods will be well-served by improved commercial and industrial centers, employment centers, and a transportation network to meet the needs of residents, businesses and property owners. Neighborhood-serving commercial areas already have a strong presence in the ward. The Comprehensive Plan designates the Minnesota Avenue and Benning Road area as a regional commercial center which serves all the neighborhoods of Ward 7 and parts of abutting Prince Georges County. As the overall economy improves, this area, which contains the East River Park and Senator Square Shopping Centers, should be developed and upgraded in connection with appropriate urban planning concepts to yield a greater variety of retail commercial shops, sufficient parking spaces, adequate lighting and facade and street improvements.
- 1800.7 With the re-emergence of the economy, the vision includes market feasibility studies and initial implementation measures to encourage the location of essential community serving commercial uses such as drug and hardware stores, a branch department store, theaters, hotels and full service sit down restaurants. It is possible to envision the orderly development of Deanwood, Minnesota Avenue and the Benning Road Metrorail sites. The District of Columbia's Office of Planning should work with Prince George's County, the Washington Mass Transit Authority (WMATA), the District Advisory Neighborhood Commissioners and local District community groups to plan for orderly development in and

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around the Prince George's County Branch Ave. Metrorail site near the Washington D.C./ State of Maryland border.

- 1800.8 The ward plan envisions that there will be significant improvement to the physical infrastructure and general functioning of the transportation system. This will be necessary to meet the diverse needs of residents, workers and visitors, especially the elderly and the physically and mentally handicapped.
- 1800.9 Rerouting bus services to include additional trips to the southeast portion of the ward will be necessary to access the new Green Line, Anacostia Metrorail Station in Ward 8 and the Green Line, Branch Avenue Metrorail Station in neighboring Prince George's County. Also, improved bicycle routes will offer safe and convenient travel alternatives.
- 1800.10 The vision also includes provisions to preserve and enhance the “park-like” setting of the streets and areas near the ward’s natural park sites. Reducing crime, ensuring a clean environment and providing new and rehabilitated housing in appropriate locations near Metrorail stations will attract a diverse population to the ward and provide for an increase in economic development. There will be attractive, better serviced and more secured neighborhoods bolstered by stronger feelings of community involvement and pride among all residents of Ward 7.

1801 WARD 7 PLANNING FOCUS

- 1801.1 The focus of the Ward 7 Plan is as follows:
- (a) Propose a development pattern for Ward 7 which will be consistent with the Comprehensive Plan for the National Capital;
 - (b) Provide the framework for small area plans by identifying areas in the ward where more detailed planning is required;
 - (c) Provide the basis for making specific decisions on the allocation of District resources to community development and economic development projects;
 - (d) Consider the economic impact on the ward by the Metro Orange and Blue lines at the Minnesota Avenue, Deanwood and Benning Road stations in the formulation of land use and density recommendations. Also consider the economic impact on the ward by the Green line at the proposed Branch Avenue Metrorail station, in neighboring Prince George's County;
 - (e) Emphasize the importance of strict compliance with laws and regulations to ensure preservation, enhancement, and protection of established residential areas from encroachment by incompatible uses;

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- (f) Recognize the need to retain the general housing stock with an emphasis on retaining an adequate supply of low- and moderate-income residential units;
- (g) Recognize the need to preserve and enhance an appropriate range and density of land uses in order to maintain the integrity of neighborhoods;
- (h) Provide for the retention and enhancement of public spaces, parks and public facilities within the ward;
- (i) Support more efficient use of both public and private transportation services throughout the ward;
- (j) Detail locations where the conservation of stable areas and land uses should be encouraged;
- (k) Provide a framework for preserving and enhancing the natural environment; and
- (l) Recognize the need to expand the District's tax base by investigating the provision of incentives to encourage the renovation, preservation and upgrading of current middle and upper-income residential units in the anticipation that this will lead to the return of middle and upper-income residents to the city.

1802 WARD 7 HISTORY

- 1802.1 The first inhabitants of the Ward 7 area were the Nacotchtank Indians. There is evidence that sixteen (16) known Indian sites existed along the Potomak, later called Potomac, and the Anna Kastia, which became known as the Eastern Branch of the Potomac, and finally, Anacostia, rivers. It had been recorded that Captain John Smith, founder of Jamestown, visited the area in 1608 while on an exploring expedition from the Jamestown settlement in Virginia. He gave the waterway the name Nacostine, great town for traders. The Jesuits later changed the name to the Latin Anacostia. The Nacotchtanks were an agricultural people who preferred the flatlands along the two rivers as opposed to the high inland bluffs. Some sixty (60) years after they came into contact with Europeans, the Indians disappeared from the banks of the Eastern Branch.
- 1802.2 The Ward 7 area was originally a part of Maryland's Prince Georges County. It was part of a 1632 land grant from England's Charles I to George Calvert, the first Lord Baltimore.
- 1802.3 In later years, various land grants were given by Lord Baltimore to wealthy and influential Englishmen. These large tracts were later subdivided. By the time Washington, the District of Columbia, had become a federal city in 1800, some building had begun in the area.

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Most of the land to the east was still countryside until the 1900s with the onset of World War II.

- 1802.4 Among the earliest settlements on this side of the river by the time of the Civil War was the little crossroads community of Good Hope. This area, developed in the 1820s on the hilltop at the intersection of Naylor Road and Alabama Avenue, was popular with early settlers and weary travelers. Its businesses included wagon repair shops and horse stables. Also, Uniontown, a speculative development laid out at the end of the Navy Yard Bridge in 1854, and Barry's Farm, were created nearby in Ward 8 by the Freedmen's Bureau in 1867. These are the oldest neighborhoods east of the Anacostia River.
- 1802.5 Another early settlement was Benning Heights near Fort Dupont in far-Southeast Washington. The name of the community is that of early nineteenth century landowner William Benning, who helped finance the wooden bridge built in 1797 by the Anacostia Bridge Company on the site of the present-day Benning Road Bridge. Two notable historic features in the area are the Fort Dupont Park and the Woodlawn Cemetery on Benning Road. The four hundred (400) acre Fort Dupont Park on the community's western boundary is second only to Rock Creek Park in size. It is the site of one of sixty-eight (68) Civil War forts that provided a protective ring around the District of Columbia.
- 1802.6 In 1895, twenty-three (23) acres of land in the area were purchased from John and Mary Schultz for Woodlawn Cemetery. At that time, very few cemeteries would accept black burials, and Woodlawn was created in the countryside to meet this need. The Woodlawn Cemetery is more than one hundred (100) years old and is the burial site for many locally and nationally famous Black people. Among those buried there are U.S. Senator Blanche K. Bruce, and a son of Frederick Douglass. Senator Bruce rose from slavery to become the first Black senator to serve a full term (1875-1881). Also buried there is John Mercer Langston, Virginia's first Black congressman.
- 1802.7 The cemetery and the remains of Fort Dupont stood isolated in the midst of woodland and fields. It was not until the 1920s that the first land development came to the large open areas of far-Southeast. The first major developments were along Alabama and Pennsylvania avenues; they include, the Parklands Apartment, off Alabama Avenue in the Garfield Section, and Fairfax Village, bounded by Suitland Road and Southern, Pennsylvania, and Alabama avenues. The first streets of Benning Heights appeared in 1927, but only about twenty-five (25) structures had been built. By 1936, there were still only about fifty (50) structures on the streets of Benning Heights. The Benning Heights community finally filled out in the 1940s, as a result of new government jobs created by World War II.
- 1802.8 Within about a decade of the construction of most of its houses, Benning Heights underwent a dramatic population shift, as racial barriers began to fall. In 1948, the Supreme Court ruled that restrictive housing covenants like those governing the first sale of Benning Heights houses were unconstitutional. In 1956, the change began to occur, and by 1960 the neighborhood had become almost a totally black community.

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- 1802.9 After the Civil War ended, freed Blacks began to move northeast into the still largely unsettled Ward 7 area. Among the new settlements were DePriest Village (Capital View), Burrville, Bloomingdale and Lincoln. Among these new settlements, the Deanwood area was known for its self-reliance. The Benning-Sheriff-Lowrie-Dean and Fowler farms, both carved from Ninian Beall's 1703 land grant, undergird Deanwood's history. Tucked just inside the city's eastern border, the triangular area is bounded by Eastern Avenue on the northeast, Kenilworth Avenue on the northwest, and East Capitol Street on the south.
- 1802.10 Today, Deanwood is a solidly black community. It was born, however, when three white women, the daughters of Levi Sheriff, divided part of the farm they had inherited from their father. In 1871, the Southern Maryland Railroad Company laid its tracks close to the Old Bladensburg-Piscataway Road and built a station near the Sheriff farm. Margaret Lowrie, Emmeline Sheriff, and Mary Cornelia Dean immediately initiated three (3) subdivisions. Whittingham, a triangular parcel, was bounded by railroad tracks on the west, Sheriff Road on the south, and present-day 45th Street on the east. A subdivision named Lincoln (today known as Lincoln Heights), apparently meant from the outset to be black owned, was platted near the farm's south edge. Burrville, just east of the ridge, completed the trio. These subdivisions were all loosely tied by the name Deanwood.
- 1802.11 By 1880, a handful of non-farmers lived in what would become Deanwood. Deanwood grew slowly throughout this period. By 1893, a few houses dotted each subdivision and the lots along Sheriff Road.
- 1802.12 By 1909, Deanwood's black community was large enough to require its own public school. A city architect, Snowden Ashford, designed Deanwood Elementary School, now George Washington Carver School. Another educational institution came to Deanwood in 1909, when the National Trade and Professional School for Women and Girls opened in the Lincoln section. Nannie Helen Burroughs, a black woman born in Virginia and educated in Washington, founded the school on behalf of the National Baptist Convention. The school has survived dramatic social changes and continues today as Nannie Helen Burroughs School.
- 1802.13 By 1910, Deanwood had a stable nucleus of blue and white collar black families with a network of laborers and skilled craftsmen working in the building trades. Black members of this pool passed their skills on to family members or to their black neighbors. They also helped one another locate jobs, build their own houses or additions to them, and make repairs. This network enhanced the strong sense of economic independence and self-reliance of Deanwood's Black community.
- 1802.14 Two (2) black Deanwood brothers, Jacob and Randolph Dodd, built more than fifty (50) houses between 1921 and 1930. Some of Washington's black architects who designed buildings for Deanwood include Lewis Giles, Sr.; H.D. Woodson; and George A. Ferguson.

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- 1802.15 Some of the early settler's descendants are still in the area. They include the Bells, Jones, Hawkins, Woodsons (for which the public high school is named), Stewarts (of the Stewarts Funeral Home) and the Chapmans. Emily Miner, founder of Miner Teachers College, also was a Ward 7 resident. Miner Teachers College later became D.C. Teachers College, now part of the University of the District of Columbia.
- 1802.16 Its distance from the central city kept Deanwood a semirural area until after World War II. It was not until the 1950s that the city government provided services taken for granted in other areas such as paved streets, sewers, and some sidewalks. Certain portions of the ward developed slowly. Even as late as 1927, there were only two (2) houses in Marshall Heights. By the later 1930s, development in the area was well underway.
- 1802.17 Among the developing neighborhoods was Summit Park, now called Hillcrest. Its streets, such as Austin, Bangor and Camden, had been laid out and it had about five hundred (500) residents. Bradbury Heights (Benning Ridge) had about two thousand (2,000) residents. About one-fourth (¼) of its area was served by the city's sewer system. A controversial issue in the area was a proposal for low cost housing at Ridge Road in the Anacostia area. Despite some opposition, the complex was built during the early 1940s. Garden Greenway and Central Northeast areas, and most recently along Benning Road. Single-family, detached units continue to be built. However, town houses, duplexes, triplexes, and garden apartments have dominated the area's residential development since 1950.
- 1802.18 The Naylor Gardens Veteran Cooperative Housing Association is one of the largest mutual ownerships in the District of Columbia. The complex was built for the Federal Government in 1943, and in 1946, AMVETS established a non-profit association (the VCHA), which purchased Naylor Gardens in 1947. The community was the first of its kind in America, and offered World War II returning veterans the opportunity to live in affordable and well-maintained housing in Washington, D.C. Naylor Gardens is rich in heritage and tradition.

1803 WARD 7 TODAY

- 1803.1 Existing land use patterns:
- (a) Located in the far northeast/southeast section of the city, Ward 7 is generally bounded by Eastern Avenue on the north, Southern Avenue on the east, the Anacostia River and Minnesota Avenue on the west and M Place, 25th Street and Naylor Road on the south. Ward 7 is part of the District's eastern boundary to Prince Georges County, Maryland, and is separated from the central and western sections of the city by the Anacostia River;
 - (b) Ward 7 is largely residential, supported by shopping areas, churches, schools, recreational facilities, and a large amount of National Park Service land that serves the city and the region in some cases. The ward has more land devoted to residential use than most wards, and more than the citywide proportion of twenty-five and six tenths

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percent (25.6%). Single family detached and semi-detached housing accounts for the largest portion of the residential acreage and is distributed throughout most areas of the ward;

- (c) This ward is known for its vast open space. Parks include Anacostia Park and Kenilworth Aquatic Gardens along the Anacostia River shoreline; Watts Branch Parkway running across the northeast section of Ward 7; and Fort Circle Parks, a linear system which connects a ring of Civil War forts and numerous parks throughout the ward. Many of these parks contain active recreational facilities, including a number of Department of Recreation and Parks (DRP) centers. Public uses include schools, police and fire stations and government buildings; and
- (d) The ward is generally well-supported with adequate roads, mass-transit and rail-freighted access to the rest of the city and the region. Interstate 295, which runs parallel to Kenilworth Avenue, bisects the ward from northeast to southwest. Two (2) Metrorail routes with three (3) stations assure that well over half of the ward population has convenient access to the Metrorail system.

1803.2 Neighborhoods:

- (a) Ward 7 can be characterized as a predominantly residential area. It encompasses three thousand five hundred (3,500) acres of land excluding public rights-of-way. Residential land use covers one thousand five hundred (1,500) acres, which is forty-three percent (43%) of the Ward 7 area. The residents of the ward are as diverse as their neighborhoods. The population is predominantly black and relatively young. Incomes range from the upper income level to the below poverty level;
- (b) The residential neighborhoods of Deanwood, Lincoln Heights, Grant Park, Fort Dupont Park, Greenway, Capital View, Benning Heights and Marshall Heights, by and large, contain large concentrations of multi-family and public assisted housing. The ten (10) public housing developments within the ward constitute twenty-three percent (23%) of all the public and assisted housing in the city;
- (c) South of Fort Dupont Park to Pennsylvania Avenue are the Fort Dupont Park and Twinning Neighborhoods. The southern part of the ward includes Randle Highland, and Good Hope. Fairfax Village, Hillcrest and Naylor Gardens are all south of Pennsylvania Avenue. These areas, along with Eastland Gardens, are dominated by middle to upper income single family detached and semi-detached houses;
- (d) Detached units with an average lot size of five thousand square feet (5,000 ft._), and semi-detached units, with average lots of two thousand five hundred square feet (2,500 ft._) per unit, are most common in the Hillcrest, Good Hope, Penn Branch, Dupont Park, Benning Heights, Deanwood, Burrville, and Eastland Gardens neighborhoods;

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- (e) Row houses occupy approximately two percent (2%) of the ward's land area, with an average lot size of one thousand square feet (1,000 ft.) per unit. They are predominant in River Terrace, Fort Davis, Eastland Gardens north of Douglas Street, and in Greenway along both sides of East Capitol Street. Row houses are also scattered throughout the ward in small clusters;
- (f) Flats, walk-up apartments, condominiums and cooperative apartment buildings cover a combined total of approximately eleven percent (11%) of the Ward 7 land area. Most of the housing in the Mayfair, Fairfax Village, Naylor Gardens, and Greenway neighborhoods consists of flats and apartment buildings; and
- (g) Multi-family structures also are found in Randle Highlands east of Minnesota Avenue, in Woodland along Naylor Road, in particular in Randle Highlands, south of Pennsylvania Avenue S.E. from Pennsylvania Avenue, S.E. to Texas Avenue S.E. and east of 25th Street S.E. to 30th Street S.E. and in the central ward areas along both sides of Benning Road. Two (2) high-rise apartment buildings are located in Marshall Heights along East Capitol Street.

1803.3 Commercial areas/nodal development:

- (a) The intersection of Minnesota Avenue and Benning Road is the largest commercial area in the ward and bisects the River Terrace and Central Northeast neighborhoods;
- (b) The regional commercial center at Minnesota Avenue and Benning Road contains two major shopping centers, a post office, Safeway grocery store, and a variety of retail and commercial business. Large grocery stores are often "anchors" around which the businesses develop. Combined, these shopping centers offer a wide range of goods and one-stop shopping convenience;
- (c) Additional commercial activities are included in the Skyland shopping center on Alabama Avenue and Naylor Road. The Safeway/Good Hope Marketplace opened in late 1996. These two developments serve as a "multi-neighborhood center" and rank as the second largest among commercial areas in the ward. Skyland contains a Giant Food grocery store, a CVS Drug Store, a United States Post Office, a gasoline station, a Blockbuster Video, several fast food restaurants, and several small retail commercial businesses. Other large business centers are located along Pennsylvania Avenue, in particular there is a large "multi-neighborhood center" located at the 2500 Block of Pennsylvania Avenue and the base of the John Phillip Sousa Bridge. There are "local neighborhood centers" located at the intersections of Pennsylvania Avenue and Branch Avenue, as well as the intersection of Pennsylvania Avenue and Alabama Avenue;
- (d) Commercial activities include neighborhood shopping centers on major thoroughfares and a variety of spot commercial sites in the neighborhood. Strip commercial development is located along Benning Road, with a particularly dense cluster at East Capitol Street around the Benning Road Metrorail Station. Other small commercial

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areas are located on Nannie Helen Burroughs and Division Avenues, 61st and Dix Streets N.E., and the 3400 block of Benning Road N.E., within the River Terrace community;

- (e) Most industrial uses are in a strip along the B&O Railroad/Addison Road Metro line, north of Nannie Helen Burroughs Avenue. This triangular shaped strip is known as the Kenilworth Industrial Park. The uses in the industrial park include warehouses, storage, automotive, shipping and Metro facilities. Heavy truck traffic and storage yards are characteristic of this area. Another industrial area is the PEPCO electric power generating plant along the Anacostia River shoreline north of Benning Road. The industrial development provides only limited employment opportunities. Job opportunities would increase with better quality industrial development and the upgrading of industrial uses; and
- (f) The Minnesota Avenue, Benning Road and Deanwood Metro stations are potential development areas that can accommodate mixed uses, residential or commercial development. Minnesota Avenue/Benning Road, a primary commercial area in the ward, contains a mix of retail, office and residential uses. The adjoining Ward 8 commercial area on Naylor Road near the State of Maryland/District of Columbia border and the Branch Avenue Metrorail station is also a potential development area. There should be consultation regarding any development near the District borders with the District's Office of Planning, private developers, Washington Metropolitan Area Transit Authority (WMATA), local Advisory Neighborhood Commissioners (ANC), community civic associations, and the Prince George's County Government.

1803.4 Current development activity:

- (a) Senator Square Shopping Center, 3924-3968 Minnesota Avenue, N.E. (Square 5044). This shopping center is located in the Minnesota/Benning Development Opportunity area. The Delbe Real Estate company, serving as developer/manager, proposes to rebuild and modernize this area. Delbe Real Estate redesign plans includes placing parking lots in front of the stores, developing the former Giant Food supermarket site and preserving the facade of the Senator Theatre;
- (b) Kenilworth Industrial Park/Business Incubation Program, 1235 Kenilworth Avenue, N.E.: This project is an economic development effort of the Marshall Heights Community Development Organization (MHCDO). MHCDO plans to revitalize this industrially zoned (C-M-1) twelve and five tenths (12.5) acre, triangular shaped parcel. They are proposing to construct and develop over one hundred thousand square feet (100,000 ft._) of Industrial Park/Business Incubation space on this site in planned phases;
- (c) Dix Street Commercial Area - Dix Street N.E., between 60th and 63rd streets: Adaptive reuse potential for the surplus Metrobus terminal and commercial area along Dix Street is being considered;

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- (d) Parkside Commercial Strip - Kenilworth Terrace between Hayes and Foot Streets: This site is zoned C-2-B contains over two hundred fifty-four thousand and seventy-three square feet (254,073 ft._) of vacant land. On this site is a convenience store which has been reopened under new ownership and vacant land which, could provide for local neighborhood serving retail/commercial development;
- (e) East River Park Shopping Center Expansion - 3917 Minnesota Avenue and 3919 Benning Road (Square 5051): This shopping center is part of the Minnesota Benning Development Opportunity area. East River Park is a one hundred fifty-one thousand square foot (151,000 ft._) center which contains a Safeway, a Citicorp bank branch and a Standard Drug Store. Marshall Heights Community Development Organization (MHCDO) plans the development of additional vacant lots and facade renovation treatment;
- (f) Minnesota Avenue Metrorail Joint Development Site. The Washington Metropolitan Area Transit Authority (WMATA) is currently soliciting proposals for a joint development opportunity at the Minnesota Avenue Metrorail station. WMATA intends to offer a long term ground lease of the site for an initial period of fifty (50) years with a forty-nine (49) year renewal option. The current zoning of the site is C-M-1 which permits office, commercial, retail and hotel uses at a maximum floor area ratio (FAR) of (three (3.0) and a height of forty feet (40 ft.). A District of Columbia approved planned unit development (PUD) would permit an additional one (1.0) FAR plus a twenty foot (20 ft.) height increase (from forty feet (40 ft.) to sixty feet (60 ft.) as part of a developer's proposed package of amenities;
- (g) Commercial Area Landscaping/Beautification Program: MHCDO has been awarded a contract from the Office of Business and Economic Development (OBED) to manage the Ward 7 Neighborhood Commercial Revitalization Program (NCRP). Under this contract, NCRP provides landscaping and beautification projects around commercial areas;
- (h) Drake Place Housing Project - 5300 Drake Place, S.E. The Citizens Housing Development Corporation, a subsidiary of MHCDO, has erected new housing in the 5300 block of Drake Place, S.E. The new modular homes offer one- and two-story three bedroom, detached homes with modern features. The sale prices are in the low eighty thousand dollars (\$80,000) range with special pricing available for qualified Home Purchase Assistance Program (HPAP) and Very Low Income Home Purchase Assistance Program (VPAP) buyers. This in-fill strategy will provide new housing on vacant lots;
- (i) Deanwood Station Condominiums - 47th Street between Meade and Nash streets N.E. (Square 5161): Citizen Housing Development Corporation (CHDC), a subsidiary of the Marshall Heights Community Development Organization, built twelve (12) new, three (3) bedroom condominiums on a fifteen thousand square foot

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(15,000 ft.) site, located one block from the Deanwood Metrorail station. Approximately half of the units were sold to HPAP and VPAP buyers. The two-story units were sold at market sale;

- (j) Parkside Dwelling - bounded by Hayes Street, Anacostia Avenue, Foote Street and Kenilworth Terrace N.E.: The federal Department of Housing and Urban Development (HUD) and the District's Department of Housing and Community Development (DHCD) have provided HODAGs and infrastructure improvements for the project. Development plans for Parkside include a mixed-use project containing one hundred (100) townhouse cooperative units. Approximately forty-three (43) units will be reserved for low-income families;
- (k) Paradise Manor - from Hayes Street at Anacostia Avenue around Jay Street N.E.: Renovation efforts at Paradise Manor consist of asbestos removal, facade treatment and general grounds improvement. There are fifteen (15) buildings located on the premises with a total of six hundred seventy-two (672) units;
- (l) Allen House Senior Citizens Apartment Complex - 3760 Minnesota Avenue, N.E.: This project is a joint venture between Upper Room Baptist Church and the Department of Housing and Urban Development (HUD). HUD has provided Section 202 funds to assist with the development of ninety-six (96) apartment units to exclusively house the elderly and handicapped. The project was completed in the fall of 1991;
- (m) Walls Senior Apartment Building - 4399 Bowen Road, S.E.: This project is a joint venture between the D.C. Department of Housing and Community Development (DHCD) and New Macedonia Baptist Church. DHCD has provided infrastructure improvements for this forty-five (45) unit apartment complex for senior citizens and the handicapped. The completion date was the summer of 1991;
- (n) Southern Avenue Extension - Southern Avenue between C and H streets S.E. (recently completed). Construction on this new extension began in the spring of 1987. The project was completed by the Department of Public Works in early 1990. The extension was undertaken to encourage development and to improve access along Southern Avenue;
- (o) Richard England Clubhouse and Community Center - 4103 Benning Road, N.E. (Square 5083): This project is a new facility of the Metropolitan Police Boys and Girls Club. It is a thirty-seven thousand square foot (37,000 ft.) building. The clubhouse is open for senior citizens during school hours and for the boys and girls after school hours until 9:00 p.m.;
- (p) Performing and Cultural Arts Center: A Performing and Cultural Arts Center, to be under the jurisdiction of Department of Recreation and Parks (DPR), is currently

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under design. The center is proposed as a potential joint development opportunity to be constructed near the Minnesota Avenue Metrorail site;

- (q) Several Capital improvement projects for the Department of Recreation and Parks in Ward 7 are as follows:
 - (1) The addition to the Fort Davis field house;
 - (2) The renovation of basketball courts at the Hillcrest Recreation Center, the renovation of tennis and basketball courts at the Benning-Stoddert Recreation Center;
 - (3) Rehabilitation and ground improvement for the playgrounds at 36th and Eads streets N.E., and Hunt and Jay Streets N.E.; and
 - (4) The construction of an addition to the Kenilworth-Parkside Community Center has been completed. This addition permits expanded programs for senior citizens;
- (r) Woodlawn Cemetery at 4611 Benning Road, S.E. (Parcel 194/45-Square 5352): Woodlawn Cemetery was established in 1895, when only a few local cemeteries accepted the remains of black Americans. Several prominent black Americans have been buried there. Some of the graves date back to 1802. The Woodlawn Perpetual Care Association is in the process of seeking assistance from the private sector to maintain and repair the property. The cemetery was in 1992 designated as a historic landmark by the Historic Preservation Review Board;
- (s) Washington Treatment Center's (WTC) Specialty Hospital - 4901 Benning Road, S.E.: WTC is proposing to construct a three-story, one hundred thirty (130) bed specialty hospital with an accessory parking lot and two basketball courts. The hospital would provide in-house treatment for chemical dependency. The project is currently in the pre-construction stage;
- (t) The District of Columbia Office of Aging facilitated the construction of a seven thousand square foot (7,000 ft.) Senior Citizen Wellness Center. The building site is owned by the D.C. Department of Recreation and Parks. Once the structure was completed, the existing Senior Citizen Wellness program once located at Fairfax Village was transferred to this facility;
- (u) Allvest Pre-Release Substance Abuse Treatment Facility - 40th Street and Benning Road N.E. Allvest is proposing to provide a one hundred fifty-one (151) bed Pre-Release Substance Abuse Treatment Program. Services will be centered around community-based programming and a center for offenders convicted of a drug-related misdemeanor. A site search committee has been formed to select an alternative to the currently proposed location;

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- (v) Burroughs Professional Building - 4810 Nannie Helen Burroughs Avenue, N.E. (Square 5148): This is a proposed three-story, steel-concrete building with a gross floor area of thirty-five thousand eight hundred square feet (35,800 ft._), which will be built on a twenty-two thousand square foot (22,000 ft._) lot owned by the D.C. Department of Housing and Community Development. This vacant lot was once known as the Deanwood Library site. The Burroughs Professional Building will be a medical office building, serving the medical needs of Ward 7;
- (w) Landscaping, grounds improvement and parking lot improvement have been proposed for the area between the Hillcrest Recreation Center, the Hillcrest Tennis Courts and the Senior Wellness Center. The proposed plan would include a park-like setting with paved trails connecting the Senior Wellness Center, and the tennis courts to the Hillcrest Recreation Center. In addition, it is necessary to upgrade the current tennis court parking lot and provide for adequate lighting and parking lot ingress and egress;
- (x) The Safeway/Good Hope Marketplace at the intersection of Alabama Avenue, Naylor Road and Good Hope Road is currently under construction and should be completed by early 1997. The Good Hope Marketplace will contain a Safeway, a United States Post Office retail store, a Chevy Chase Bank and several commercial retail stores. The Safeway and post office currently located in the Skyland Shopping Center will be moving across the street to the Safeway/Good Hope Marketplace; and
- (y) Southern Avenue Extension - A Southern Avenue extension between Branch Avenue and Naylor Road has been proposed. This extension would significantly alleviate the current commuter traffic problems along both Branch Avenue and Naylor Road. This extension would, in addition, provide the Naylor Road shopping center in adjoining Ward 8 and the Skyland shopping center with increased economic development.

1803.5 Demographic characteristics:

- (a) Population:
 - (1) Ward 7 had a population of about seventy-two thousand nine hundred (72,900) in 1990. This is a decrease of thirteen thousand two hundred (13,200), or about fifteen percent (15%), during the period 1980 - 1990. During the same period, the city's population declined by five percent (5%). In 1990, black and other races comprised ninety-eight percent (98%) of the ward's population, compared with about seventy-three percent (73%) citywide; and
 - (2) Ward 7 has a relatively young population. Twenty-two percent (22%) of its population was under fifteen years (15) of age in 1990. The citywide figure was seventeen percent (17%). The percentage of elderly persons in the ward is lower than the citywide figure. Thirteen percent (13%) of the ward population

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was sixty-five (65) years of age or older in 1990, the same percentage for the city.

(b) Housing:

- (1) The number of households in the ward in 1990 was twenty-eight thousand eight hundred (28,800). A household is equivalent to an occupied housing unit. This was a decrease of two thousand eight hundred (2,800) or about nine percent (9%), from the 1980 figure of thirty-one thousand six hundred (31,600). This ran far below to the citywide trend, which had about a two percent (2%) decrease in the number of households. The mean household size in Ward 7 decreased from two and seven tenths (2.7) to two and five tenths (2.5) persons between 1980 and 1990;
- (2) In 1990, forty percent (40%) of the households in the ward owned their own homes. The citywide figure was thirty-nine percent (39%). Forty-five percent (45%) of the ward's households lived in one-unit structures in 1990, which was seven percentage points higher than the citywide figure. Only two percent (2%) of the ward's households lived in structures of fifty (50) or more units. This was quite small compared with the citywide figure of twenty-two percent (22%);
- (3) Residential real estate values in Ward 7 are quite low compared with citywide figures. In 1987, the median sales price of row, semi-detached and detached houses in the ward was sixty-three thousand dollars (\$63,000). This was forty-three percent (43%) lower than the median value of one hundred eleven thousand dollars (\$111,000) for the city. The median sales price of condominiums in the ward was forty-six thousand dollars (\$46,000) or forty-one percent (41%) lower than the city median of seventy-eight thousand dollars (\$78,000); and
- (4) The increase in residential real estate prices in Ward 7 was substantially lower than that of the city. From 1980 to 1987, the prices of row, semi-detached and detached houses increased by fifty-four percent (54%) in the city, but by only thirty-five percent (35%) in the ward.

(c) Income:

- (1) The median household income for Ward 7 in 1989 was twenty-five thousand six hundred dollars (\$25,600). This was about twenty percent (20%) lower than the citywide figure of thirty thousand seven hundred dollars (\$30,700);
- (2) An examination of the proportion of households in the extreme ends of the income range is also useful for comparing Ward 7 with the city. In 1990, twenty percent (20%) of the ward's households had incomes under ten thousand dollars (\$10,000), compared to seventeen percent (17%) of the city. On the other end

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of the income scale, only six percent (6%) of the ward's households had incomes of fifty thousand dollars (\$50,000) or above, while the figure for the city was twenty-eight percent (28%);

- (3) In 1989, eighteen percent (18%) of the households in Ward 7 or five thousand two hundred (5,200) households were below the poverty level, which is one thousand one hundred (1,100) less than the ward's rate of six thousand three hundred (6,300) in 1979. The Census Bureau defines poverty as an annual income of seven thousand two hundred dollars (\$7,200) or less for a family of four (4). The percentage of households below the poverty level citywide was lower than the ward's rate in both years. In addition, from 1979 to 1990, the city's rate dropped two percentage (2%) points, from seventeen percent (17%) to fifteen percent (15%); and
- (4) In 1990, eight thousand seven hundred (8,700) persons, representing twelve percent (12%) of Ward 7 population, received Food Stamps and eight thousand (8,000) persons, or eleven percent (11%) of the ward's population, received Aid to Families with Dependent Children (AFDC). The citywide percentages were a few points lower, eight percent (8%) and seven percent (7%), respectively.

(d) Education:

- (1) Educational attainment is usually an indicator of the general social and economic conditions within a community. A higher level of education is usually associated with a higher level of income; and
- (2) Ten percent (10%) of those in Ward 7 in the 1980 census had completed only an eighth grade education and thirty-one percent (31%) completed high school, but did not continue their education further. Twelve percent (12%) completed four (4) or more years of college. This rate of college completion is below the citywide rate of thirty-three percent (33%); and

(e) Employment:

- (1) According to the 1980 census, thirty-eight thousand two hundred (38,200) persons in Ward 7 were eligible for the workforce with thirty-four thousand five hundred (34,500) actually employed. The unemployment rate for the ward was nine and seven tenths percent (9.7%), which was two and four tenths percent (2.4%) higher than the city average of seven and three tenths percent (7.3%); and
- (2) Based on 1990 census for the ward, the total number of persons eligible for the work force was thirty-five thousand one hundred six (35,106), with thirty-two thousand and thirty-two (32,032) actually employed. The unemployment rate

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for the ward was eight and two tenths percent (8.2%), and for the city seven percent (7%). Ward 7 had an unemployment rate in 1990 that is one and two tenths percentage (1.2%) points higher than the city average.

1804 WARD 7 ECONOMIC DEVELOPMENT

- 1804.1 Economic development means jobs, increased revenues to the city, new businesses and additional services to city residents.
- 1804.2 The overall economic development objective for Ward 7 is to develop and implement strategies that both expand and generate new and productive uses for currently underused retail, commercial and industrial properties, thereby creating job opportunities and providing greater retail services for ward residents.
- 1804.3 The Ward 7 plan addresses economic development issues effecting all aspects of the ward's economy. The Minnesota-Benning Commercial Corridor serves as the regional center for Ward 7 and contains the Senator Square and East River Park shopping centers. The Senator Square shopping center has plans underway for a total reconfiguration and upgrading of its property to allow for new commercial/retail services and an improved parking facility. The East River Park center has undergone extensive rehabilitation of the existing commercial spaces. There are additional plans for future development of the remaining vacant lots.
- 1804.4 The plan calls for: revitalizing business activities along nodal and commercial areas such as the intersections of Nannie Helen Burroughs and Division Avenues N.E., 61st and Dix Streets N.E. and the 3400 Block of Benning Road, N.E.; increasing the productivity and use of industrially zoned areas particularly along Kenilworth Avenue; realizing the full economic potential of Metrorail stations areas; and redeveloping retail/commercial centers to effectively serve the needs of ward neighborhoods.
- 1804.5 There are three (3) metrorail stations within the Ward 7 boundaries. They are the Deanwood, Benning Road and Minnesota Avenue stations. The areas surrounding these stations are prime areas for economic development; however, they have yet to realize their full economic potential. Efforts to develop the area around Metro Stations will require the appropriate mix, scale and intensity of development to ensure optimum utilization. The Washington Metropolitan Transit Authority (WMATA) is soliciting proposals for a joint development opportunity at the Minnesota Avenue Metrorail station.
- 1804.6 The plan further highlights the need for services and programs that strengthen the occupational skills of the ward's labor force enabling them to compete effectively in the region's job market. Access to the region's job opportunities is an important prerequisite to meeting the employment needs of less skilled workers. The Metrorail lines provide crucial access to employment opportunities in the ward, other District communities and in outlying suburban employment centers. Expanding the number of labor-intensive industries

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that employ semi-skilled workers is another economic development priority for Ward 7 residents.

- 1804.7 In 1986, the city created three East of the River Development Zones (Anacostia, Alabama Avenue and D.C. Village). A small portion of the areas within these zones lie within the borders of Ward 7 (Skyland Shopping Center). The intent of the development zones is to stimulate economic development by offering incentives to developers, first-time home buyers and employers who provide jobs and job training to zone residents.
- 1804.8 In order to accomplish the objectives of the Development Zones Initiative, the District Council enacted legislation, "Economic Development Zone Incentives Amendment Act of 1988, effective October 20, 1988 (D.C. Law 7-177; D.C. Code § 5-1401 *et seq.*). The regulations for tax incentives are published in the D.C. Register at 40 DCR 8626 (December 17, 1993).
- 1804.9 The city, through the Development zones initiative, is focusing its resources on helping Ward 7 minority-owned and small businesses, and community-based development organizations. This comprehensive effort is based on the realization that the ward's black and other minority-owned businesses face special problems, ranging from under-capitalization and insufficient marketing/management skills to the lack of control over the space which most of them occupy as renters. BSED will have the leading role in providing financial and technical assistance to the ward's business and development organizations.

1805 WARD 7 OBJECTIVES FOR ECONOMIC DEVELOPMENT

- 1805.1 The objectives for economic development are as follows:
- (a) Focus and give priority development attention to the Deanwood, Minnesota Avenue and Benning Road Metrorail station areas;
 - (b) Strengthen and enhance the economic stability of all existing neighborhood commercial centers in the ward;
 - (c) Strengthen programs to retain small and minority businesses;
 - (d) Encourage and promote the development of active and effective Community Development Corporations (CDCs) and similar neighborhood-based economic development groups and to integrate these groups into the District's overall planning and implementation of economic development, with emphasis on areas east of the Anacostia River;
 - (e) Support the appropriate development of the Minnesota Avenue Metrorail area, the River Terrace area, the Skyland Shopping Center. Minnesota - Pennsylvania Avenue/John Phillip Sousa Bridge shopping area, the Nannie Helen Burroughs and

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Division Avenues area, the 61st and Dix Streets area and other existing neighborhood commercial areas;

- (f) Ensure that economic development activity is sensitive to and compatible with its immediate environment. Adjacent communities should be informed of any proposed development;
- (g) Control and minimize the impacts of nonresidential development on adjacent residential neighborhoods;
- (h) Create and expand economic activity and employment centers in targeted areas (for example, the Minnesota/Benning Joint Development site and the Benning Road and Deanwood Metrorail station areas);
- (i) Maximize the leverage potential of public funds to produce private sector investment in Ward 7;
- (j) Attract labor-intensive industries which will employ, in significant proportions, Ward 7 residents; and
- (k) Enact programs and policies to ensure the availability of financial assistance and tax credits to community organizations and employers that start child care facilities in areas of greatest need.

1806 WARD 7 ACTIONS IN SUPPORT OF ECONOMIC DEVELOPMENT

1806.1 The policies in support of economic development are as follows:

- (a) Encourage and promote the revitalization and economic vitality of the Senator Square Shopping Center:
 - (1) Senator Square needs to be revitalized to improve the availability of services, merchandise and employment opportunities. The center lacks a variety of retail stores including specialty shops, restaurants and drug stores. Other problems include a poorly designed, urban landscape, limited parking and concern for personal safety, especially at night. Many Ward 7 residents shop in Maryland because there are few one-stop shopping centers in the ward; and
 - (2) Recommended actions:
 - (A) Provide financial assistance to interested local merchants for commercial improvements, including business facade improvements and expanded business development ventures;

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- (B) Use economic, regulatory and capital improvement programs to spur improvements in community and neighborhood shopping areas; and
 - (C) Encourage the resolution of any outstanding issues such as historic preservation;
- (b) Develop an action plan to revitalize and upgrade commercial areas and existing businesses:
 - (1) Specific attention, including the option of tax incentives, should be given to the intersections of Nannie Helen Burroughs and Division Avenues N.E., 61st and Dix Streets, N.E., the 3400 block of Benning Road, N.E., and the areas surrounding Benning Road and the Minnesota Avenue Metrorail stations. Economic development in these areas should be dedicated solely to improving and implementing commercial and retail development;
 - (2) The Dix Street area has a number of vacant lots that could be developed for commercial use. The 3400 block of Benning Road should provide a greater variety of neighborhood retail services; and
 - (3) Recommended actions:
 - (A) Identify programs that provide technical and financial assistance to businesses that have been displaced;
 - (B) Expand the Neighborhood Commercial Revitalization Program operated by the Marshall Heights Community Development Organization (MHCDO) to include these areas;
 - (C) Encourage business that provide neighborhood serving retail support to the surrounding neighborhoods to participate in Commercial Revitalization Programs;
 - (D) Provide greater outreach to businesses and communities, increasing the overall awareness and use of District programs;
 - (E) Continue to work with community development organizations in the acquisition and development of vacant lots at 61st and Dix streets N.E.;
 - (F) Explore the option of acquiring underused land from District of Columbia Public Schools (DCPS) for commercial development at the intersection of Division and Nannie Helen Burroughs avenues N.E. ;
 - (G) Continue use of the Neighborhood Initiative Support Program, Neighborhood Commercial Revitalization Program and private

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developers to upgrade and provide in-fill commercial development for these areas;

- (H) Provide technical and financial assistance to help attract a new supermarket anchor and provide a better mix of retail shops to the shopping center at Pennsylvania and Branch Avenues S.E.; and
 - (I) Encourage business development that will provide a wider variety of neighborhood-serving retail support to the shopping center at Pennsylvania and Alabama Avenues;
- (c) Upgrade and expand the commercial and industrial establishments along Kenilworth Avenue, particularly the Kenilworth Industrial Park located at 1235 Kenilworth Avenue, N.E., and provide for new goods and services in this industrial corridor:
- (1) Job opportunities would increase with better quality industrial development and the upgrading of the industrial uses at this site. Area businesses should be encouraged to take advantage of the business incubator within this corridor which in turn would create increased job opportunities for the ward's residents; and
 - (2) Recommended actions:
 - (A) Continue the implementation of the Comprehensive Plan designation of light industrial uses for the area and support the business incubator project on the site;
 - (B) Evaluate existing and proposed traffic circulation, neighborhood connections and Metrorail connections for proposed new development;
 - (C) Coordinate with the community to establish increased job opportunities and job training programs for Ward 7 residents in the area;
 - (D) Expedite code enforcements and public amenities to improve the marketability of this area by providing: increased enforcement of sanitation and health codes; increased enforcement of vehicle parking and storage laws, i.e., removing abandoned vehicles; and increased citation of owners of properties and buildings with code violations; and
 - (E) Beautify the area through design standards, buildings maintenance, and public space and street improvements; and
- (d) Encourage and promote the revitalization and economic vitality of the Skyland Shopping Center area with the new Safeway/Good Hope Marketplace site as anchor:

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- (1) Skyland Shopping Center site area needs to be revitalized to improve the availability of services, merchandise and employment opportunities. The center lacks a variety of upper medium scale retail stores including specialty shops and restaurants. Other problems include a poorly designed urban landscape and uniformity of facades, limited and poorly designed parking and concerns for personal safety, especially at night. Ward 7 residents shop in Maryland because there are few one-stop shopping centers in the ward; and
- (2) Recommended actions:
 - (A) The Office of Planning should present the East of the River Development Zones Implementation Plan allowing for a participatory process in which the city, business community and affected residents can agree on a compatible mix of development at this critically important site;
 - (B) The basic development schemes represented in the Development Zones implementation Plan prepared by Basile Baumann Prost and Associates should be selected to improve the type and mix of services to meet the community needs;
 - (C) OP should provide for citizen participation in the selection review process to assist the Development Zones Administration in responding to community concerns;
 - (D) The Department of Housing and Community Development, the Development Zones Administration, Department of Public Works and other District agencies should continue to work with the Skyland Area Revitalization Task Force to provide assistance to private businesses through appropriate program which will facilitate development in the area; and
 - (E) The Office of Planning should work with the Naylor Garden Board of Trustees, the local Advisory Neighborhood Commissioner, and local civic associations on economic issues that border Wards 7 and 8. An action plan should be developed to upgrade commercial areas along the Naylor Road corridor from Alabama Avenue to the Suitland Parkway; and
- (e) Encourage and promote public safety in and around all Ward 7 shopping centers:
 - (1) In general, commercial shopping areas in Ward 7 have seen an increase in crime, drug-related activities and loitering, these increased activities have driven many District residents to shop in neighboring Maryland commercial centers. An increase in public safety in and around Ward 7 shopping centers will encourage residents of the city as well as Maryland residents to shop in the District thereby providing more revenue for the city; and

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(2) Recommended Actions:

- (A) Encourage and promote increased police presence and surveillance in and around all Ward 7 shopping centers;
 - (B) Encourage area residents to take a more proactive role in shaping their communities;
 - (C) Encourage owners of businesses in these shopping centers to work with community organizations and the Metropolitan Police Department in order to increase public safety; and
- (f) Develop an action plan in conjunction with community groups in Ward 7 and Ward 8 to revitalize, upgrade and develop businesses and housing along the Naylor Road Corridor, which stretches from the State of Maryland/ District of Columbia border to 25th Street, S.E. Specific attention should be given to the Naylor Road shopping center at 30th Street, S.E. and the Skyland Shopping Center at Alabama Avenue and Naylor Road.

1807 WARD 7 HOUSING

- 1807.1 Ward 7 is primarily residential in character. There are a variety of housing types within the ward, consisting of single family detached and semi-detached homes, row houses and multi-family units, and owner-occupied and rental units. It has some of the finest neighborhoods with quality housing in the city. Fort Davis, Fairfax Village, Hillcrest, Naylor Gardens, Randle Highlands (north of Pennsylvania Avenue S.E.) and Dupont Park are examples. Still, there are areas like Deanwood, Northwest Boundary, Benning Heights and Randle Highlands (south of Pennsylvania Avenue S.E.) where housing and other neighborhood services must be improved.
- 1807.2 Some neighborhoods within the ward have been classified by the District's housing agency as "distressed." In distressed neighborhoods, residents require considerable assistance because of low incomes and poor housing conditions. Many of the areas cited have a concentration of publicly assisted housing, residential structures in need of significant improvement and housing that is under rehabilitation.
- 1807.3 The overall housing objective in Ward 7 is to stimulate development of new and rehabilitated housing at affordable rates to meet the needs of all income levels, particularly good housing at affordable rates for low and moderate incomes. The city through appropriate public actions will need to provide the stimulus and support to private activity in order to meet the current and future needs for market rate housing. At the same time,

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public resources should be targeted to assist those not able to afford decent, safe and sanitary housing.

1807.4 Increased homeownership opportunities, such as the program instituted at Kenilworth/Parkside, are important to the ward and the city. There is a need to improve the condition of the existing housing stock to stop further deterioration of neighborhoods with households of moderate income and with above average homeownership levels. This could be accomplished through the availability of expanded housing programs.

1807.5 Ward 7 has five (5) Housing Opportunity Areas. These are areas where the District expects and encourages major new housing developments and rehabilitated housing. Many of the ward's Housing Opportunity Areas contain public housing projects. The conversion of existing nonresidential buildings to housing and the return of vacant units to the ward's housing supply are two additional means of producing more housing units.

1808 WARD 7 OBJECTIVES FOR HOUSING

1808.1 The objectives for housing are as follows:

- (a) Encourage the maintenance of homes that are in good condition and encourage the rehabilitation of housing units in disrepair;
- (b) Stimulate the production of new and rehabilitated housing to meet all levels of need and to provide incentives for all types of housing at desired locations;
- (c) Provide for the housing needs of low- and moderate-income households, to improve the District's Low Rent Housing Program, to encourage ownership and to reduce the overall cost of housing for low- and moderate-income households in the ward;
- (d) Provide loans and grants to encourage homeownership for low- and moderate-income renters in Ward 7;
- (e) Continue to rehabilitate and improve Ward 7's public and assisted housing units;
- (f) Improve overall management of the ward's public housing programs;
- (g) Provide for the housing needs of the elderly and to reduce their overall housing costs;
- (h) Provide regulatory, enforcement and financial programs to protect, maintain and enhance Ward 7's housing supply and strengthen private and public neighborhood services and facilities that support the ward's housing stock; and
- (i) Control the conversion of residential housing to nonresidential and transient uses.

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1809 WARD 7 ACTIONS IN SUPPORT OF HOUSING

1809.1 The policies in support of housing are as follows:

- (a) Conduct a survey of land uses and zoning in Ward 7 to identify areas of conflict and to recommend appropriate zoning action:
 - (1) Zoning changes may be needed in areas that are zoned R-5-A (low density apartments) but have single-family detached and semi-detached dwellings. Particular attention should be given to encouraging the stability of the Burrville, Central Northeast, Randle Highlands (south of Pennsylvania Avenue S.E.) and Deanwood neighborhoods where most of the housing is single family but is inappropriately zoned R-5-A; and
 - (2) Recommended actions:
 - (A) Conduct a survey and analysis of land uses and zoning in Ward 7 to identify locations of conflict; and prepare a study and submit findings and recommendations to the Zoning Commission for action;
 - (B) Correct the conflict between zoning and existing land use in residential neighborhoods; and
 - (C) Consider an overlay zone district to protect the residential densities and preserve the character of Burrville, Central Northeast and other neighborhoods;
- (b) Continue to identify and map inconsistencies between the existing residential zoning and the Comprehensive Plan:
 - (1) Residential zoning in the Burrville, Central Northeast, Randle Highlands (south of Pennsylvania Avenue S.E.) and Deanwood neighborhoods needs to be re-evaluated; and
 - (2) Recommended action: Review and evaluate R-5-A (low density apartment houses), R-2 (one-family semi-detached dwellings) and R-5-B (medium density apartment houses) districts as a basis for appropriate rezoning and submit findings to the Zoning Commission. Discourage the construction of new apartment buildings;
- (c) Encourage the rehabilitation of vacant deteriorating apartment units:
 - (1) The Marshall Heights, Lincoln Heights, Northeast Boundary, Greenway, Randle Highlands (south of Pennsylvania Avenue SE) and Mayfair neighborhoods and

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29th Street between Erie and Denver Streets have a high number of units in disrepair that contribute to the blight of the community; and

- (2) Recommended actions:
 - (A) Identify vacant apartment units suitable for rehabilitation and restoration or redevelopment for recreational usage;
 - (B) Expedite financial support for the modernization and renovation of some units and additional Section 8 subsidies for qualifying units;
 - (C) Determine if there is an unmet need for three-bedroom apartments and encourage the conversion to larger units before renovation; and
 - (D) Continue to cite owners of unmaintained vacant properties that are under the Clean It or Lien It program;
- (d) Evaluate properties under District control or ownership, such as the properties at Benning Road and H Street, S.E. (Square 5359), Fort Dupont Dwellings, and to develop new and rehabilitated housing objectives for the ward:
 - (1) Both of the aforementioned properties are owned and controlled by the Department of Housing and Urban Development (HUD) and the Department of Housing and Community Development (DHCD) and have been vacant for over a decade. Both properties have severe soil and topographical concerns that must be mitigated. Such action will allow DHCD to solicit proposals for housing development on these properties, particularly for low to moderate income residents and senior citizens; and
 - (2) Recommended actions:
 - (A) Continue and expedite efforts to redevelop the site at Benning Road and H Street S.E., through a community development organization or private developer;
 - (B) Include funding in the Capital Improvements Program budget to provide infrastructure improvements on the housing site at Benning Road and H Street. The site has severe topographical constraints that impede development; and
 - (C) Encourage the District to rehabilitate properties owned by the city or under the city's jurisdiction.
- (e) Encourage new or rehabilitated affordable housing for area residents in designated Kenilworth/Parkside and Fort Dupont Housing Opportunity Areas:

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- (1) Housing opportunities are limited, particularly for low- and moderate-income persons in Ward 7. It is important that new and rehabilitated housing is available to meet all levels of need and demand and that incentives for the types of housing needed at desired locations are provided;
- (2) The Kenilworth/Parkside area is bounded by Foote Street on the south, Anacostia Avenue on the west, Quarles Street on the north and Kenilworth Avenue on the east. Fort Dupont Dwellings, located at 332 Ridge Street, S.E., is a public housing project with one hundred ninety-two (192) abandoned units that, with renovation, has the potential to provide a substantial amount of housing for area residents; and
- (3) Recommended actions:
 - (A) Identify ways to encourage housing for the elderly and handicapped through various local and federal programs and activities;.
 - (B) Prepare comprehensive housing development plans for the Housing Opportunity Areas to meet a broad range of housing needs, particularly in Kenilworth/Parkside and the vacant Fort Dupont Dwellings; and
 - (C) Develop capital leverage programs to encourage homeownership;
- (f) Develop a comprehensive housing development reporting procedure that monitors programs and development projects to provide a broad range of current housing information to community residents, developers and others who may be interested in housing in the ward:
 - (1) A comprehensive housing reporting procedure and housing inventory are important to the development of new housing and the rehabilitation of existing housing in meeting the District's housing needs. Information could be utilized to keep abreast of current housing developments for low- to moderate income levels. DPAH could use the data to determine maintenance needs of present housing stock: and
 - (2) Recommended actions:
 - (A) Monitor and update housing development throughout the ward; and
 - (B) Develop additional programs to encourage the construction, preservation and maintenance of rental housing units; and
- (g) Provide a wider range of housing opportunities for the elderly:

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- (1) The production of housing of various types for elderly individuals and households should be a major priority of the District government. Particular emphasis should be given to low cost affordable housing for the elderly in Ward 7; and
- (2) Recommended actions:
 - (A) Expand housing opportunities for the elderly by using existing and new programs and activities, including Community Development Block Grants, zoning and other processes;
 - (B) Increase the number of housing units for the elderly in Ward 7; and
 - (C) Expand outreach programs for senior citizens to inform them of vacancies in public housing facilities that have been specially designed for the elderly.

1810 WARD 7 ENVIRONMENTAL PROTECTION

- 1810.1 The Environmental Protection section of the ward plan encompasses the protection of the natural environment in ways that maintain and elevate the quality of life and the sense of well-being of the ward's residents, workers and visitors. The overall objective of the Ward 7 Plan is to preserve and protect the environment, to reduce threats to its overall quality and to maintain and enhance its positive features.
- 1810.2 The quality of the total environment depends on how we guide and control development in the ward and city; establish and administer environmental programs; enforce controls and regulations; and consider environmental issues when implementing other District activities and programs.
- 1810.3 The District has made substantial progress in the past decade in improving the city's environment. Air and water quality have improved, along with sewer maintenance and repairs. Improved water management regulations and guidelines for conservation management by homeowners have been prepared. Programs such as the "Clean It or Lien It" law are helping to improve the quality of the environment.
- 1810.4 Most areas in Ward 7 have good environmental qualities. Environmental hazards caused by litter, trash and weeds are problems in the deteriorating commercial areas, vacant lots and along the Watts Branch and Pope Creek tributaries. Soil erosion and non-source pollutants continue to threaten the water quality and recreational potential of these tributaries and the Anacostia River.
- 1810.5 The District has given priority to improvements to the Potomac and Anacostia rivers.

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- 1810.6 An agreement to restore the Anacostia River has been signed with the State of Maryland, Montgomery County and Prince Georges County governments, the Metropolitan Washington Council of Governments and the Interstate Commission on the Potomac River Basin. The District has made improvements to its combined sewer system to reduce overflows to the Anacostia River. New storm water management regulations have been established to reduce the amount of pollutants washed into both the Potomac and Anacostia rivers.
- 1810.7 For residents living in neighborhoods that abut the Potomac Electric and Power Company (PEPCO) plant, air and water quality, as well as the storage and disposal of hazardous chemicals/materials, continue to be a major concern. Truck traffic and related pollution problems are of major concern to residents of neighborhoods that border Kenilworth Avenue (I-295).
- 1810.8 Additional environmental problems requiring immediate attention in Ward 7 are: the need for improved management of soil erosion (especially as it relates to new development); control of litter; street maintenance; maintenance of private vacant properties; maintenance of the ward's parks and open space and prompt snow removal. Improved environmental conditions in the ward's neighborhoods will depend in part, upon more active involvement of residents to help keep their communities clean and trash free.

1811 WARD 7 OBJECTIVES FOR ENVIRONMENTAL PROTECTION

- 1811.1 The objectives for environmental protection are as follows:
- (a) Protect the overall environmental quality of the ward's land by preventing further soil erosion, promoting the restoration of eroded areas and enforcing prohibitions against illegal dumping and destructive practices;
 - (b) Prevent further sedimentation of the ward's rivers, stream beds and valleys;
 - (c) Improve the water quality in the Anacostia River and the ward's streams to meet public health and water quality standards and to maintain the physical, chemical and biological integrity of these watercourses for multiple uses, including recreation;
 - (d) Ensure reliable, adequate refuse collection from Ward 7 residences, business establishments and other facilities;
 - (e) Ensure adequate protection of the public's health and safety by testing for and removing lead, radon, asbestos and other hazardous substances from manmade environments;
 - (f) Ensure the stability of Ward 7's natural areas, to maintain and improve the ward's other public areas and to reduce the potential for adverse impacts; and

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- (g) Protect the few remaining Ward 7 wetlands, develop recreational access to waterways and develop and protect the emerging fishery resources.

1812 WARD 7 ACTIONS IN SUPPORT OF ENVIRONMENTAL PROTECTION

1812.1 The policies in support of environmental protection are as follows:

- (a) Stabilize soil erosion problems and protect against illegal dumping that occurs at the area contiguous to the Skyland Shopping Center within the Alabama Avenue Development Zone:
 - (1) Soil instability has caused problems in the foundations of contiguous residences and illegal dumping poses a threat to the health and safety of neighborhood residents. Geo-technical engineers should conduct soil tests and make recommendations for the stabilization of the area; and
 - (2) Recommended actions:
 - (A) Continue to increase public awareness of the city's bulk trash collection programs and the collection schedules;
 - (B) Strictly enforce the regulations governing trash and debris removal from private property and enforce provisions of the Civil Infractions Act of 1985; and
 - (C) Investigate and resolve long standing health and safety hazards and take appropriate actions.
- (b) Expand improvements of park and recreation facilities and increase the maintenance and upkeep along Pope Branch, Watts Branch and other tributaries of the Anacostia River:
 - (1) Maintenance and conservation measures are needed to minimize soil erosion and resolve the health and safety hazards created by the illegal dumping along the tributaries. There is a need for conservation measures that would minimize soil erosion and resolve health and safety hazards posed by illegal dumping along the Anacostia River tributaries; and
 - (2) Recommended actions:
 - (A) Identify and address specific sites requiring immediate regulatory enforcement or capital improvement to control soil erosion and upgrade recreational facilities;

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- (B) Enhance efforts to clean up the Pope Branch and Watts Branch stream bed and continue work with private industry groups, including bottlers, to initiate a buyback recycling program in Ward 7;
 - (C) A development of a long-range plan to identify and address chronic soil erosion problems throughout Ward 7, especially along the Pope Branch and Watts Branch tributaries and Blaine Street N.E.; and
 - (D) Continue to address erosion-control improvements in the Pope Branch and Watts Branch tributary;
- (c) Provide increased air quality controls for neighborhoods in the northwest quadrant of Ward 7. Air quality monitors were once operating in these areas and need to be reinstalled:
 - (1) Hydrocarbons from vehicular traffic on I295, nitrogen oxide from the Solid Waste Reduction Center (SWRC) and emissions from the Potomac Electric Power Company (PEPCO) result in air pollution that affects the local community; and
 - (2) Recommended actions:
 - (A) Place air quality monitors in appropriate locations around the area;
 - (B) Complete the Barney Circle Connector to decrease the amount of traffic sitting for long periods of time within Ward 7, thereby decreasing auto emissions. The Barney Circle Connector is a federal highway proposal to connect I-295 with the S.E./S.W. Freeway at the Sousa Bridge;
 - (C) Appropriate studies need to be conducted to measure the potential impact of noise and air pollution on surrounding neighborhoods; and
 - (D) Investigate and evaluate the potential environmental impact and health implications of fly ash from the SWRC incinerator and PEPCO emissions that settle on cars and homes in the surrounding neighborhoods;
- (d) Study and evaluate the potential environmental impact and health implications from the storage and disposal of harmful biological, chemical and radioactive materials at the Potomac Electric Power Company (PEPCO) plant site as well as the District's waste facility on Benning Road N.E:
 - (1) Ward residents have been concerned about the environmental and possible health implications that may be caused by the PEPCO plant and the District's waste facility at 3300 Benning Road, N.E. They have further expressed concerns about the storage and disposal of hazardous waste and toxic

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substances for fear that these substances may cause contamination to drinking water, vegetation, soil and air; and

(2) Recommended actions:

- (A) Monitor and evaluate the storage of hazardous chemicals at the PEPCO site and the emergency contingency plans for these chemicals;
- (B) Enforce rules and regulations governing the operation of the District's waste facility at 3300 Benning Road, N.E. to ensure that the plant operates as efficiently as possible;
- (C) Explore the feasibility of doing a study on the impact of fly ash on the respiratory system of residents living near the PEPCO plant; and
- (D) Inform the PSC, DCRA, CPH, D.C. Fire Department and the Office of Emergency Preparedness of any hazardous environmental spill-over affects to the air or ground water as a result of accidents or malfunctions of plant operations;

(e) Improve the maintenance and safety of the Watts Branch and Pope Branch tributaries. The Watts Branch headwaters are in Capitol Heights, Maryland and the stream flows westward across Ward 7 into the Anacostia River:

(1) These waterways often collect trash and debris and have posed safety hazards for small children; and

(2) Recommended actions:

- (A) Post signs that would prohibit dumping and littering along stream valleys in Ward 7;
- (B) Continue to inspect, regulate and maintain Watts Branch and Pope Branch on a regular basis;
- (C) Patrol the areas on a more frequent basis in order to deter and or catch possible violators;
- (D) Continue the maintenance around the bridge at 44th and Gault streets N.E. to eliminate vegetation growth that obstructs the view of on-coming traffic, presenting a safety hazard; and
- (E) Encourage the community to observe and report illegal dumping activities;

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- (f) Improve the shoreline conditions along the Anacostia River and protect the remaining wetlands as a civic resource in Ward 7:
 - (1) The sea wall constructed along the shoreline to preserve the banks have deteriorated due to boat wakes and the constant tidal action of the Anacostia River. Various wetland plant species serve as natural stormwater management systems by taking in phosphorous and other pollutants from the river. In addition, these wetland species provide a natural habitat for the wildlife indigenous to these area; and
 - (2) Recommended actions:
 - (A) Develop a conservation plan for the Anacostia River;
 - (B) Develop a small area plan to identify and improve selected segments of the Anacostia River shoreline to provide greater access by foot, bicycle and car;
 - (C) Strictly retain public open space in any new waterside development; and
 - (D) Develop recreational facilities and programs for Ward 7 similar to efforts underway in Wards 2 and 6 to develop recreation facilities on the east bank of the Anacostia River. Efforts may include: a water recreation center similar to Thompson's Boat House on the Potomac River in Georgetown; low- to medium-intensity recreational facilities along the shoreline, including tennis courts, ballfields, picnic areas and fishing sites. These should be established at sites that avoid disturbing wetlands; a subcommittee for waterfront recreation on the Recreation Advisory Board; a boat house on the Anacostia River in coordination with the Organization of Anacostia Rowers and Scullers (OARS);
- (g) Improve stormwater management and protect the remaining wetlands along the Anacostia River:
 - (1) Particular attention should be placed on the following locations where wetland conservation activities are currently underway:
 - (A) Anacostia North - east side of the river, five hundred feet (500 ft.) north of the mouth of the Watts Branch tributary across from the National Arboretum in Ward 5; and
 - (B) Anacostia South - east side of the river, north of the mouth of the Watts Branch tributary across the northern entrance of Kingman's Lake; and
 - (2) Recommended actions:

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- (A) Restore the Kenilworth marsh system, a forty-four (44) acre tract on the Anacostia River within the Aquatic Gardens;
 - (B) Improve the diversity and quality of wetland plants in the Kenilworth Marsh area to increase the natural stormwater management system;
 - (C) Develop a cooperative agreement to do selective dredging and sediment elevations in the marsh to determine areas for future planting of wetland species;
 - (D) Continue the environmental project that would allow for the re-establishing of wetlands at the Anacostia south and north locations; and
 - (E) Continue to monitor the wetland species at the Anacostia north and south locations. If the replanting is determined to be successful after two years of monitoring, wetland species should be reintroduced to other areas along the Anacostia River; and
- (h) Remove lead feeder pipes that provide water for drinking and food preparation in residential units and commercial establishments;

1813 WARD 7 TRANSPORTATION

- 1813.1 The overall transportation objective for Ward 7 is to provide a transportation system that serves ward residents and others who travel to and from the ward for their broad range of travel needs and desires. This includes travel to jobs, shopping areas, recreation and social activities.
- 1813.2 Transportation systems, historically, have been a major factor in determining city development and land use patterns. Efficient transportation planning can minimize the need for trips, especially automobile trips by persons going to and from work, that negatively affect the local environment. A major consideration in selecting a location for a particular activity is its accessibility to transportation, which is a major land use in its own right.
- 1813.3 The ward transportation network generally provides for the efficient movement of vehicles, goods and services. Traffic on major streets is usually heavy, particularly during morning and evening peak rush hours. Pennsylvania Avenue, Benning and Naylor Roads, and East Capitol Street are the major east-west arterials. Kenilworth, Minnesota and Alabama Avenues are the primary north-south arterials, all encompassing high traffic volume.
- 1813.4 Private automobiles, buses and Metrorail are the primary means of transportation within this ward. Neighborhood bus service is usually found a major arterials as opposed to secondary streets.

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- 1813.5 There are three (3) Metrorail stations within the ward, Deanwood, Minnesota Avenue and the Benning Road stations, that accommodate ward residents. Although it is located in Maryland, the Capitol Heights station is adjacent to the District line and is convenient for many Ward 7 residents. These stations also serve as major transfer points to buses.
- 1813.6 Bicycling, a leisure and recreational activity for some, is also becoming an important mode of transit. The D.C. Bicycle Advisory Council (BAC) and the Department of Public Works (DPW) have made progress in updating a Transportation Bicycle Plan. The effort promotes bicycling as another link in the overall transportation system. The bikeway network in Ward 7 includes off-street trails along a segment of Anacostia Park between East Capitol Street and Benning Road, a segment along the Watts Branch Creek Park and through the Fort Circle Parks, as well as three (3) on street routes along East Capitol Street, Massachusetts Avenue and Pennsylvania Avenue. The on-street bikeways end at the Anacostia River bridges.
- 1813.7 Additional transportation services, such as the Call-N-Ride Taxi Service for the elderly, Washington Elderly and Handicapped Transportation Service, and publicly supported taxi service are commuter services available to the ward's elderly and disabled residents.

1814 WARD 7 OBJECTIVES FOR TRANSPORTATION

- 1814.1 The objectives for transportation are as follows:
- (a) Improve the traffic circulation system; provide for improved traffic flow through transportation system management initiatives and ride-sharing programs;
 - (b) Supplement basic public transit services with shuttle and minibuses, to increase the effectiveness of mass transit service and to provide service for transit-dependent groups, including the elderly, the handicapped and residents of isolated areas;
 - (c) Improve Metrorail/bus services in the southern section of Ward 7;
 - (d) Provide improved pedestrian, bus and automobile access to the Minnesota Avenue, Deanwood and Benning Road Metrorail stations, as well as the proposed Branch Avenue Metrorail stations adjoining Ward 7, in Prince George's County;
 - (e) Plan biking and hiking trails, particularly along the Anacostia waterfront and Watts Branch tributary and increase on-street bikeway routes;
 - (f) Provide increased street lighting, signage and tree planting in commercial and residential areas to improve the pedestrian environment of Ward 7;

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- (g) Expand the city's program for the maintenance and repair of streets, alleys, bridges and related facilities in Ward 7;
- (h) Improve taxi service in all areas of Ward 7 and to provide taxi links to Metrobus and Metrorail; and
- (i) Promote the use of alternatives to the private passenger automobile, including public transit, bicycling and walking, by providing additional pedestrian paths and bicycle routes and facilities.

1815 WARD 7 ACTIONS IN SUPPORT OF TRANSPORTATION

1815.1 The policies in support of transportation are as follows:

- (a) Extend Minnesota Avenue from Sheriff Road to Meade Street N.E.:
 - (1) The extension would allow better access to the Deanwood Metrorail station and would eliminate the private bus service company's encroachment on public space; and
 - (2) Recommended action: authorize capital improvements funds to construct the extension of Minnesota Avenue N.E., from Sheriff Road to Meade Street;
- (b) Identify an alternative route to divert heavy truck traffic from Kenilworth Avenue N.E. (I-295):
 - (1) Kenilworth Avenue (I-295) is a major highway which runs through the Eastland Gardens, Mayfair, Parkside and River Terrace neighborhoods. I-295 is in constant need of repair due to potholes caused by eighteen (18) wheel truck traffic. This traffic also creates noise and pollution problems for neighborhoods nearby; and
 - (2) Recommended actions:
 - (A) Establish traffic management strategies to separate local traffic from through-traffic in identified neighborhood enclaves and reduce commuter traffic in residential neighborhoods;
 - (B) Explore the possibility of developing noise fences and buffers at appropriate areas along Kenilworth Avenue; and
 - (C) Study the feasibility of closing 27th Street, SE from Naylor Road to Texas Avenue during morning rush hours.

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- (c) Enhance traffic circulation, signage, signalization, pavement markings, traffic islands and other transportation system management measures for Ward 7:
 - (1) Transportation strategies need to be developed in commercial areas that are affected by heavy truck traffic. Roadways around commercial shopping centers in Ward 7 are especially susceptible to truck traffic as well as business traffic and commuter congestion. Increased development in and around these shopping centers will further complicate the traffic problem; and
 - (2) Recommended actions:
 - (A) Continue the ongoing Traffic Operations Improvements capital program in the areas;
 - (B) Continue parking enforcement regulations for vehicles illegally blocking street lanes;
 - (C) Initiate a special transportation area study to determine the needs for future street improvements, such as circulation pattern signage and pavement;
 - (D) Increase programs for the maintenance, repair and reconstruction of streets, alleys and freeways;
 - (E) Re-examine traffic control and management programs along major arterials in Ward 7 (particularly the intersection of Pennsylvania and Minnesota Avenues S.E.) to develop measures to improve pedestrian safety and mitigate the effects of increased traffic on residential streets, especially as new development occurs;.
 - (F) Develop recommendations and plan for improving traffic controls to increase traffic efficiency and pedestrian safety, with an implementation plan strategy tied to it that addresses major arterials;
 - (G) Prepare a management plan for any proposed major development along Pennsylvania Avenue, Good Hope Road, Alabama Avenue and Naylor Road S.E.; and
 - (H) Reexamine the signalization and traffic configuration at the intersections of 30th and Erie Streets and 30th Street and Naylor Road. These two areas have significant traffic congestion problems and may require signalization.

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- (d) Improve the taxicab service in Ward 7 to a level comparable to that provided west of the Anacostia River:
 - (1) Taxicab service in Ward 7 is generally inadequate throughout the ward, especially in the following neighborhoods: Benning Heights, Deanwood, and Capital View; and
 - (2) Recommended actions:
 - (A) Increase taxi service throughout Ward 7 and east of the Anacostia River, generally, as follows: increase the number of licensed taxicabs; enforce regulations requiring drivers not to discriminate in answering calls or picking up passengers; establish a twenty-four hour (24 hr.) hotline through which citizens can lodge complaints against discriminating drivers and taxicab companies; and establish cabstands at hospitals, police substations or other public facilities in Ward 7;
 - (B) Meet with the community and the local taxi industry to address all valid concerns regarding the level and quality of taxicab service in Ward 7;
 - (C) Develop strategies for improving hacker safety and prevent discrimination against prospective fares who wish to travel to Ward 7 and other parts of the District east of the Anacostia River; and
 - (D) Provide financial and regulatory incentives as well as technical assistance to prospective minority entrepreneurs to provide better taxicab service to Ward 7 residents; and
- (e) Improve streets, alleys, and bridges throughout the Ward 7 area:
 - (1) Various streets within Ward 7 need to be reconstructed due to the level of damage by heavy traffic. Improvements to the following streets must be addressed: Central Avenue, between East Capitol Street and Benning Road N.E.; 45th Street between Dix and Eads Streets N.E.; 42nd Street between Eads and Grant Streets N.E.; and Ridge Road between Minnesota Avenue and Alabama Avenue S.E.
 - (2) Recommended actions:
 - (A) Evaluate the feasibility of expanding the street, alley and bridge maintenance programs in Ward 7;
 - (B) Examine the need to close 45th Street between Blaine Street and Benning Road N.E., to facilitate commercial in-fill in that area;

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- (C) Evaluate the feasibility of widening Minnesota Avenue between Gault Street and Benning Road;
 - (D) Determine the extent of needed street improvements in the Marshall Heights area, particularly for the following streets: Drake Place from 51st to 54th Streets; Ayres Place from 50th Street to Central Avenue; Astor Place from 49th to 50th Streets; 54th Street from Drake Place to E Street; E Street from 54th Street to Southern Avenue; F Street from 50th Street to 54th Street;
 - (E) Determine the extent of needed street improvements in the Randle Highlands area (south of Pennsylvania Avenue S.E.), particularly for the following streets: Texas Avenue between 27th Street and 29th Street S.E.; 'S' Street between 28th Place S.E. and 30th Street S.E.; 'R' Street between 25th Street S.E. and 30th Street S.E.; 'Q' Street between 25th Street S.E. and 30th Street S.E.; 25th Street between Pennsylvania Avenue S.E. and Naylor Road S.E.; 27th Street between Pennsylvania Avenue S.E. and Texas Avenue S.E.; 28th Street between Pennsylvania Avenue S.E. and Texas Avenue S.E.; 28th Place between Pennsylvania Avenue S.E. and Texas Avenue S.E.; 29th Street between 'Q' Street S.E. and Texas Avenue S.E.; 30th Street from Pennsylvania Avenue S.E. past 'S' Street S.E.; Parmer Place from 25th Street S.E.; Park Place between 25th Street S.E. and 27th Street S.E.; and Pennsylvania Avenue between 25th Street S.E. and 30th Street S.E.;
 - (F) Determine the extent of needed street improvements for the following streets: Branch Avenue; Alabama Avenue; Erie Street; Bangor Street, 31st Street, S.E.; Branch Avenue from Randle Circle to Southern Avenue; Alabama Avenue from Minnesota Avenue to 30th Street; Pennsylvania Avenue from 27th Street to Southern Avenue; Southern Avenue from Pennsylvania Avenue to Branch; and Texas Avenue from 27th Street to 28th Street; and
 - (G) Investigate the possibility of extending Southern Avenue from Branch Avenue to Naylor Road to alleviate the heavy rush hour traffic on both branch Avenue and Naylor Road and promote increased development along the Naylor Road corridor.
- (f) Enhance traffic circulation along residential streets:
- (1) Transportation strategies need to be developed in residential areas adjacent to major arterials which are severely affected by commuter traffic, such as is the case in the Randle Highlands area (south of Pennsylvania Avenue).

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- (2) Recommended action: study the feasibility of closing 27th Street S.E. from Naylor Road to Texas Avenue during morning rush hours.

1816 WARD 7 PUBLIC FACILITIES

- 1816.1 There are presently twenty-nine (29) public schools in Ward 7, including twenty-three (23) elementary schools, five (5) junior high schools and one (1) high school. Although the Sixth and Seventh Districts of the Metropolitan Police Department (MPD) serve Ward 7, only the Sixth District headquarters, located on Benning Road and 42nd Street N.E., is physically within the ward. The Seventh District station is located in Ward 8 on Alabama Avenue S.E.
- 1816.2 Three (3) fire stations, providing both firefighting and emergency services, are located within the ward: Engine Company 19 and Truck Company 16 at 2813 Pennsylvania Avenue, S.E.; Engine Company 27 at 4201 Minnesota Avenue, N.E.; and Engine Company 30 and Truck Company 17 at 50 49th Street, N.E.
- 1816.3 Ward 7, like the rest of the city, is served by a dual park and recreation system partly owned and managed by the Department of Recreation and Parks (DRP) and partly managed by the National Park Service (NPS). The recreation system in Ward 7 includes two hundred fifty-nine (259) acres of land and twenty (20) different sites where organized recreation programs and activities are offered. The federal component within Ward 7 covers one thousand and nineteen (1,019) acres and includes Anacostia Park, the Kenilworth Aquatic Gardens, Watts Branch Park, the Fort Circle Parks (Fort Mahan, Chaplin, Dupont and Davis) and several small parks.
- 1816.4 There are three (3) branch libraries and one (1) library kiosk in Ward 7: the Benning Branch at Benning Road and 36th Street N.E.; Capitol View Central Branch at Central Avenue and 50th Street S.E.; Francis Gregory Regional Library at Alabama Avenue and 37th Street S.E.; and the Deanwood Kiosk at Nannie Helen Burroughs and Minnesota Avenues N.E.
- 1816.5 A number of public facilities are operated by the D.C. Department of Human Services (DHS). These neighborhood centers offer health care, maternal care, mental health care and other community services.
- 1816.6 In general, the public facility recommendations support upgrading of certain facilities, improving accessibility for the handicapped and better maintenance of parks, playgrounds and recreation centers.

1817 WARD 7 OBJECTIVES FOR PUBLIC FACILITIES

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1817.1 The objectives for public facilities are as follows:

- (a) Provide adequate public facilities to support the delivery of municipal programs and services and to support economic development and neighborhood improvement objectives in Ward 7;
- (b) Ensure coordinated planning, construction, rehabilitation and maintenance of public facilities for an adequate public service delivery system;
- (c) Stimulate economic development and neighborhood improvements by providing adequate and appropriate support public facilities;
- (d) Locate public facilities to provide optimum service to the Ward 7 community and to support the land use, transportation, economic and social development, and neighborhood improvement objectives;
- (e) Provide adequate funding for public facility maintenance in Ward 7;
- (f) Develop appropriate criteria, adequate information and coordination procedures and priorities for Ward 7 capital improvements projects;
- (g) Encourage retail, office and other private service owners and tenants to make their facilities accessible to physically impaired individuals; and
- (h) Review all proposals for new construction, replacement and reuse of public facilities in Ward 7 for consistency with the Comprehensive Plan.

1818 WARD 7 ACTIONS IN SUPPORT OF PUBLIC FACILITIES

1818.1 The policies in support of public facilities are as follows:

- (a) Expand recreational uses at Fort Dupont Park:
 - (1) In order to fully utilize the open space at Fort Dupont Park, additional outdoor recreational activities need to be expanded in Ward 7. Fort Dupont Park with its outdoor amphitheater is currently utilized for concerts and has an indoor ice skating rink. The park has ample open space to support picnic grounds and additional activities; and
 - (2) Recommended actions:
 - (A) Develop a facility at Fort Dupont Park that would provide the following recreational activities for the community: a nine (9) hole community golf

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course; indoor tennis courts; indoor Olympic size swimming pool; horseback riding; and an upgraded outdoor theater in the park; and

- (B) Determine the feasibility of including the private sector in providing a swimming pool and support staff at Fort Dupont Park;
- (b) Modify, as necessary, the existing facilities to accommodate the special needs of the elderly and persons with disabilities:
 - (1) All public facilities should be barrier free and accessible for use by the elderly and person with disabilities. The Americans with Disabilities Act, approved July 26, 1990 (104 Stat. 327; 42 U.S.C. 12101 *et seq.*) requires that architectural barriers to those with disabilities be eliminated from all public facilities; and
 - (2) Recommended actions:
 - (A) Provide for coordinated planning of public facility construction and rehabilitation to ensure barrier-free designs; and
 - (B) Develop and implement appropriate design guidelines for adequate access to all public facilities for everyone, especially the elderly and handicapped;
- (c) Improve the maintenance and appearance of public facilities in Ward 7, particularly the O Street S.E., retaining wall:
 - (1) A ward-wide public facilities plan should be developed to identify sites for a regular review of their condition and to ensure construction, rehabilitation and maintenance of facilities essential for public service delivery; and
 - (2) Recommended actions:
 - (A) Rehabilitate and beautify the retaining wall at O Street S.E.;
 - (B) Include Capital Improvement Program funds for street, sidewalk and curb and gutter repairs for the area on 47th Street N.E. between Meade and Nash Streets N.E.; Texas Avenue between 27th Street and 29th Street S.E.; 'S' Street between 28th Place S.E and 30th Street S.E.; 'R' Street between 25th Street S.E. and 30th Street S.E.; 'Q' Street between 25th Street S.E. and 30th Street S.E.; 25th Street between Pennsylvania Avenue S.E. and Naylor Road S.E.; 27th Street between Pennsylvania Avenue S.E. and Texas Avenue S.E.; 28th Street between Pennsylvania Avenue S.E. and Texas Avenue S.E.; 28th Place between Pennsylvania Avenue S.E. and Texas Avenue S.E.; 29th Street between 'Q' Street S.E. and Texas Avenue S.E.; 30th Street from Pennsylvania Avenue S.E. past 'S' Street S.E.; Parmer Place from 25th Street S.E.; and Park Place

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between 25th Street S.E. and 27th Street S.E.; and Pennsylvania Avenue between 25th Street S.E. and 30th Street S.E.; and

- (C) Repair the pedestrian bridge over Watts Branch at the intersection of Nannie Helen Burroughs Avenue between Lee Street and Kenilworth Terrace N.E.; and
- (d) Complete a detailed assessment of all existing recreational facilities in the ward to determine if there is a need for improvement, upgrading or expansion:
 - (1) The District-wide public facilities plan should identify needs, for new or replacement facilities, facilities to be retained, and facilities and sites no longer needed by the public. This information will be used to determine the need and location of additional facilities in Ward 7; and
 - (2) Recommended actions:
 - (A) Determine the condition of all ward recreational facilities and improve them as required;
 - (B) Implement the public facilities plan to meet current and future needs of ward residents, particularly in the more densely populated and expanding neighborhoods; and
 - (C) Provide a range of recreation facilities and programs for teenagers to encourage them to get off the streets.

1819 WARD 7 URBAN DESIGN

- 1819.1 The District of Columbia has a long history of urban design beginning with the work of Pierre L'Enfant, the principal designer of the L'Enfant - Banneker Plan of the Federal City. The Urban Design component of the Ward 7 Plan builds on this history to address a broad range of issues, from the architectural character of the ward's diverse neighborhoods to the protection and enhancement of the ward's waterfront areas.
- 1819.2 Ward 7, with its hilly and rolling terrain, contains many natural features such as forests, open space, river, streams and wetlands. Watts Branch and Pope Creek are the main ward tributaries that flow westward into the Anacostia river. The ward contains three historical fort circle parks: Fort Dupont, Fort McMahan and Fort Chaplin. Other parks in the ward include Kenilworth Park, the National Aquatic Gardens and Anacostia Park. As the ward continues to grow and develop, it is important to preserve and enhance the distinct physical, natural and historical features of the ward's neighborhoods, open space, and commercial areas.

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- 1819.3 There are three (3) special streets identified by the National Capital Planning Commission within the ward. They are Pennsylvania Avenue, Kenilworth Avenue and East Capitol Street. Special streetscape designs are desired along these highly visible streets.
- 1819.4 At the ward's gateways and entrances into the city from Prince Georges County, there are further opportunities to provide urban design features that are symbolic, aesthetically pleasing and imaginatively welcome visitors to the city.
- 1819.5 Other opportunities for special design attention include Naylor and Benning roads and Branch and Alabama avenues. Additional commercial areas where facade design programs should be encouraged include the 2500 block of Pennsylvania Avenue S.E., at the base of the John Phillip Sousa Bridge and Minnesota Avenue, from Grant Street to East Capitol Street N.E.
- 1819.6 The Office of Planning (OP), through planning and urban design guidelines, as well as the Department of Housing and Community Development (DHCD) through the community development projects undertaken by each agency, play significant roles in improving the aesthetic character of the ward. The Department of Public Works (DPW), primarily through the design and construction of public buildings, streets, sidewalks and other public projects, also influences the urban design character of the ward's natural and manmade environment.

1820 WARD 7 OBJECTIVES FOR URBAN DESIGN

- 1820.1 The objectives for urban design policies are as follows:
- (a) Promote the protection, enhancement and enjoyment of the built and natural environments and to promote a total environment that upgrades the aesthetic qualities of Ward 7 and emphasizes neighborhood identity and functions;
 - (b) Encourage the superior design of future development in Ward 7 and enhance the established character of the distinct physical qualities of the ward's neighborhoods;
 - (c) Encourage the design of development that is sensitive to the existing scale and character of Ward 7's established residential areas;
 - (d) Encourage sensitively designed rehabilitation, rather than demolition and redevelopment, in appropriate locations;
 - (e) Establish new, well-designed physical identities in areas of Ward 7 that have weak images;
 - (f) Use sensitive site planning and design treatments to screen unsightly manufacturing, commercial and industrial uses from residential areas; and

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- (g) Encourage all commercial areas within Ward 7 to provide an aesthetically pleasing shopping and working environment which will serve to enhance the physical image of the ward.

1821 WARD 7 ACTIONS IN SUPPORT OF URBAN DESIGN

1821.1 The policies in support of urban design are as follows:

- (a) Use appropriate urban design and landscape techniques to better define the boundaries between Prince Georges County, Maryland and the Ward 7 portion of Washington, D.C.:
 - (1) The physical integrity, image and quality of Ward 7's boundaries should be enhanced to separate and distinguish the District of Columbia from Maryland. There is a particular concern along major gateways and other entrance roads. The gateways and entrances include: East Capitol Street at the Maryland line; Benning Road and Pennsylvania Avenue at Southern Avenue; I-295 and Kenilworth Avenue at Eastern Avenue; and Branch Avenue at Southern Avenue; and
 - (2) Recommended action: Provide appropriate landscaping, infrastructure improvements and signage at entrances and gateways to the District;
- (b) Encourage neighborhood beautification projects, including landscaping, the repair of streets and sidewalks, and the cleaning of small parks throughout Ward 7:
 - (1) A major need is to efficiently use existing land resources to promote beautification and eliminate blight around the commercial areas, vacant lots and parks and open space throughout the ward. Particular attention should be paid to Pennsylvania Avenue east of the Anacostia river; and
 - (2) Recommended actions:
 - (A) Develop a plan to beautify and maintain the present width of the pavement on Pennsylvania Avenue in accordance with its designation as a "special street" in the Comprehensive Plan. The plan should include mature trees forming the present streetscape, flowers and decorative plants and treeboxes. Pennsylvania Avenue, to the foot of the John Phillip Sousa Bridge, to Minnesota Avenue is the "gateway" to Ward 7 from Downtown; and

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- (B) Encourage and/or provide assistance to Paradise Manor for the planting of trees along the sidewalks and streetscape between the 3700 block of Hayes Street to the 3600 block of Jay Street, N.E.;
- (c) Improve the facades of the shopping centers in Ward 7:
 - (1) Many of the shopping centers in Ward 7 lack attractive urban design qualities. Deteriorating retail centers are located at the 2500 block of Pennsylvania Avenue S.E. and the base of the John Phillip Sousa Bridge; Minnesota Avenue from Grant Street to East Capitol Street N.E.; and at the intersections of 34th Street and Benning Road N.E., Benning Road and East Capitol Street, Benning Road and Hanna Place S.E.; at the intersection of Alabama Avenue and Naylor Road; Pennsylvania and Branch Avenues; and Pennsylvania and Alabama Avenues. In-fill development of attractive design quality in some areas will stabilize the physical fabric and promote renovation and redevelopment; and
 - (2) Recommended actions:
 - (A) Facilitate private efforts to improve facades by providing technical services and low-interest loans. Where short-term commercial leases make facade improvement by tenants economically infeasible, use public regulatory mechanisms to encourage facade improvement by owners;
 - (B) Strictly enforce regulations regarding the removal of trash and litter in these commercial areas; and
 - (C) Explore the possibility of creating facade design programs for neighborhood commercial areas in such locations as Nannie Helen Burroughs and Division Avenues, 61st and Dix Streets, and Pennsylvania Avenue from the foot of the John Phillip Sousa Bridge to Minnesota Avenue, to emphasize their special design qualities; and
- (d) Buffers are needed between commercial, industrial, and residential uses, especially within the Deanwood and Central Northeast neighborhoods:
 - (1) Residential areas adjacent to industrial and commercial centers need to be protected from potential adverse impacts from new or future developments; and
 - (2) Recommended actions:
 - (A) Develop text amendments to the Zoning Regulations which require landscape buffers between residential and production and technical employment areas; and

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- (B) Identify ways to buffer negative impacts of incompatible uses in the Deanwood area.

1822 WARD 7 PRESERVATION AND HISTORIC FEATURES

- 1822.1 Ward 7 contains a number of historic resources such as the Civil War fort sites, the Fort Circle Parks System and the Kenilworth Aquatic Gardens. These landmarks of importance contribute significantly to the cultural heritage, visual beauty and interest of Washington, D.C. and its environment. Other historic sites worth noting include the Mayfair Mansion Apartments, Antioch Baptist Church (not officially designated), Nannie Helen Burroughs School, Woodlawn Cemetery, the Senator Theater facade and the six historic boundary stones of the District of Columbia along Southern and Eastern Avenues.
- 1822.2 While the official designation of historic resources in Ward 7 is somewhat behind the record of other areas, the amount of surveying that has been done to identify areas of historic significance is comparable to that of Wards 3, 4, 5 and 8. Neighborhood historic resources surveys have been completed for the Deanwood area and Pennsylvania Avenue between Minnesota and Alabama Avenues. The Historic Preservation Division (HPD) of the Department of Consumer and Regulatory Affairs (DCRA) has proposed a survey of other historic areas in the ward, including the Burrville neighborhood and the area around Minnesota Avenue and Benning Road. Randle Highlands (south of Pennsylvania Avenue, S.E.) should also be considered for such a survey.
- 1822.3 The overall Preservation and Historic Features Element objective of Ward 7 is to preserve important historic features while permitting new development that is compatible with those features. The District government is committed to encouraging the wise stewardship of Ward 7's irreplaceable historic and cultural resources.

1823 WARD 7 OBJECTIVES FOR PRESERVATION AND HISTORIC FEATURES

- 1823.1 The objectives for preservation and historic features are as follows:
 - (a) Increase awareness and access to historically significant facilities, places and activities in Ward 7;
 - (b) Ensure that residents are educated about the ward's historic resources and ways to protect and enhance them;
 - (c) Ensure the designation, protection and enhancement of Ward 7's historic resources;
 - (d) Make available public information about historic preservation loans and grants;

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- (e) Provide leadership in the protection and enhancement of the important historic resources of Ward 7;
- (f) Establish and sustain exemplary standards of property stewardship, design and maintenance of all historic property in Ward 7;
- (g) Use, to the maximum extent feasible, available historic properties when acquiring, constructing or leasing space for carrying out government responsibilities;
- (h) Pursue all avenues for preservation before demolishing or altering historic properties in Ward 7; and
- (i) Explore use of the National Trust for Historic Preservation's "main street" program to help revitalize local historic neighborhoods and multi-neighborhood commercial centers.

1824 WARD 7 ACTIONS IN SUPPORT OF PRESERVATION AND HISTORIC FEATURES

1824.1 The policies in support of preservation and historic features are as follows:

- (a) Conduct an historical survey to identify the historic buildings or areas in Ward 7:
 - (1) There are a number of properties within Ward 7, including Antioch Baptist Church, that need to be reviewed for possible historic significance and to be placed on the historical register. It is important to recognize and retain the ward's historic and valued heritage before they are destroyed or altered; and
 - (2) Recommended actions:
 - (A) Conduct an inventory of historic resources in Ward 7, evaluate historic places and prepare nominations to the National Register, incorporating the community's recommendations as part of the nomination process; and
 - (B) Review buildings and areas of potential historic significance identified by the Ward 7 community. They include: Woodlawn Cemetery, Antioch Baptist Church, Former Shrimp Boat Restaurant, Strand Theater, Pennsylvania Avenue between Minnesota and Alabama Avenues (a short strip containing numerous small-scale commercial and residential art-deco buildings; the strip is anchored by the old stone firehouse), Minnesota Avenue and Benning Road, the Deanwood area running northeast from the Minnesota Avenue Metrorail Station (contains 19th and early 20th century frame houses and commercial buildings that typify Washington's

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once-pervasive “small Southern town” character), the Burrville Neighborhood.

1825 WARD 7 HUMAN SERVICES

- 1825.1 The scope of the human services component of the Ward 7 Plan is broad, affecting a significant number of residents in the ward. Human services respond to a broad range of needs, from prenatal care to Medicaid. Public facilities, churches and private facilities are used to ensure that residents have easy access to the range of services provided.
- 1825.2 Services for senior citizens are of great importance to the ward residents. The Senior Citizens Wellness Center, under the auspices of the Office on Aging, provides a wide range of services and programs to senior citizens. These programs focus primarily on keeping senior citizens healthy by providing seminars and exercise classes.
- 1825.3 There are eight (8) nutrition sites located in the ward which provide hot lunches and recreational activities to senior citizens. These sites are housed in various neighborhood churches and in the Kenilworth Recreation Center, under the direction of the Greater Southeast Community Center for the Aging/Project KEEN (Keep the Elderly Eating Nutritiously).
- 1825.4 The Department of Human Services (DHS) has the primary responsibility for implementing the Human Services Element of the Comprehensive Plan. In conjunction with other District agencies and private organizations, DHS’s mission includes: providing social, economic and health support for those who cannot otherwise secure them; ensuring that citizens with temporary needs have access to programs that help them gain and maintain independence; and contributing to the improvement of health, well-being and quality of life for residents and visitors to the District of Columbia.
- 1825.5 Provide for the increasing needs of working women, the Department of Human Services operates a total of forty (40) licensed daycare centers and oversees fifty-one (51) private homes that provide daycare services and ten (10) foster family daycare centers in the ward.
- 1825.6 Several public facilities in the ward provide educational and recreational services to area youth, such as the Richard England Boys and Girls Club on Benning Road N.E. and the Carter-Harris Mini Mall at Carter G. Woodson Junior High School.
- 1825.7 Residents have voiced their concern about the high incidence of drug related crime in the areas along East Capitol Street and in the Central Northeast, Lincoln Heights, Northeast Boundary Marshall Heights and Randle Highlands (south of Pennsylvania Avenue S.E.) neighborhoods. Area residents have mobilized themselves to work with the Metropolitan Police Department to combat the criminal activity within their ward.

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1826 WARD 7 OBJECTIVES FOR HUMAN SERVICES

1826.1 The objectives for human services are as follows:

- (a) Focus on the full range of health and social services and on major problems facing Ward 7 such as infant mortality, homelessness, alcohol and drug abuse, and crime;
- (b) Support the development of adequate alcohol and drug abuse treatment facilities;
- (c) Seek maximum involvement of the private sector in the design and implementation of training and job placement programs;
- (d) Encourage the D.C. Board of Education to continue to support the District's training efforts through its basic and adult education programs;
- (e) Offer a comprehensive range of community-based social services for those in need;
- (f) Promote health, environmental and life-style conditions to strengthen the well-being of Ward 7 residents;
- (g) Promote conditions to enable handicapped persons to participate as fully as possible in the life of the ward;
- (h) Provide for the special employment needs of women in Ward 7, particularly single heads of households;
- (i) Protect Ward 7's residential neighborhoods from over-concentrations of non-residential facilities; and
- (j) Provide adequate subsidies to each eligible parent with a child under the age of fifteen (15) years who requires child care to participate in an educational program, job training or employment.

1827 WARD 7 ACTIONS IN SUPPORT OF HUMAN SERVICES

1827.1 The policies in support of human services are as follows:

- (a) Curtail the amount of alcoholism, drug abuse and criminal activity and increase the levels of public safety and public confidence in neighborhoods throughout Ward 7:
 - (1) Citizens have expressed concerns about alcoholism and the proliferation of drug trafficking and its association with violence and litter. Decreased property values usually result from these activities. Activities such as prostitution and drug

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trafficking exist in some Kenilworth Parkside Marshall Heights and Randle Highlands (south of Pennsylvania Avenue S.E.) neighborhoods. Particular attention should be given to the drug activity along the following streets: 600 block of Division Avenue N.E.; 44th and Hayes Streets N.E.; 4400 block of Grant Street N.E. (along Watts Branch Park); 1400 block of 25th Street S.E.; 1500 block of 27th Street S.E.; 1700 and 1800 blocks of 28th Place S.E.; 2900 block of "Q" Street S.E.; 2800 block of Texas Avenue S.E.; and the 1600 and 1700 blocks of 29th Street S.E.; and

(2) Recommended actions:

- (A) Increase the visible presence of police in Ward 7, especially by establishing "walking beats" in neighborhoods with high levels of drug and other criminal activity;
- (B) Expand and increase police/community relations, focusing especially on cooperative community efforts to prevent crime, including elimination of property being used in drug trafficking;
- (C) Expand the Parents and Citizens Together (PACT) and Neighborhood Watch programs in these areas; and
- (D) Sponsor workshops on public safety, alcoholism and drug abuse treatment for ward residents;

(b) Monitor the number of Community-Based Residential Facilities (CBRFs) located in Ward 7:

- (1) The District government needs to coordinate with the community to improve communications regarding the establishment of these facilities to ensure that they are compatible with the neighborhoods in which they are located. Placement of group homes and CBRFs within Ward 7 has caused concern among residents of the ward; and

(2) Recommended actions:

- (A) Coordinate efforts to develop and implement educational and public information programs that address the range of issues associated with CBRFs and their programs;
- (B) Consider the inspection of the CBRF program with respect to location and the enforcement of quality program requirements to ensure that neighborhoods are not unduly impacted as a result of any over concentration of CBRFs;

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- (C) Work to minimize the possibility of a negative impact by any outpatient treatment facilities by: encouraging users to avoid loitering and littering; providing strict security; maintaining an attractive exterior; and involving neighborhood organizations in oversight of the facility;
 - (D) Avoid the overconcentration of high-impact community-based residential facilities; and
 - (E) Develop and provide upwardly mobile job training and short-term and long-term employment of Ward 7 residents in projects built and/or operated in Ward 7 with any form of public subsidy-loan, grant or other incentives. Encourage such training and employment in private projects;
- (c) Consider development of a comprehensive drug abuse and alcohol treatment facility to provide a full range of treatment services within the ward and programs to address stress caused by unemployment and family problems, especially as they affect the ward's teenagers:
- (1) Ward 7's unemployment rate is higher than the city wide average, twenty percent (20%) of its residents are below the poverty level and twenty-two percent (22%) of the population was under fifteen (15) years of age in 1988. These factors, in addition to lack of job opportunities, count heavily in the involvement of many of the ward's youth and somewhat older unemployed workers in substance abuse and illegal drug trafficking; and
 - (2) Recommended actions:
 - (A) Establish public education programs and publicize the availability of various education programs in the ward and elsewhere in the District;
 - (B) Consider the possibility of establishing a program to provide transportation for low-income families and teenagers to various educational and recreational programs in the ward and city;
 - (C) Establish additional mental health care rehabilitation programs to include a satellite program that adequately serves Ward 7 residents; and
 - (D) Work with the community and other District agencies on a continuous basis to identify and obtain additional resources to address and provide services for alcohol, drug and unemployment-related problems;
- (d) Provide information to Ward 7 residents regarding job training opportunities and skill enhancement programs:

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- (1) There is a six and four tenths percent (6.4%) unemployment rate in the ward coupled with the fact that twenty percent (20%) of ward residents fall below the poverty rate. Increased measures are needed to enhance job placement and retention skills and also provide supportive services such as transportation assistance; and
- (2) Recommended actions:
 - (A) Disseminate information regarding job training programs within Ward 7;
 - (B) Work with community groups, merchants and others to increase the employment of ward residents in projects developed and constructed within Ward 7;
 - (C) Encourage developers of construction projects in the ward to offer training and employment opportunities to area residents; and
 - (D) Develop and provide upwardly mobile job training and short-term and long-term employment of Ward 7 residents in projects built and/or operated in Ward 7 with any form of public subsidy - loan, grant or other incentives. Encourage such training and employment in private projects;
- (e) Improve access to social service delivery programs for youth and senior citizens:
 - (1) New and innovative programs are needed to provide services to those who are not currently served or are underserved. These programs may include: innovative day care, family counseling and therapy, senior citizen services, social and public health information, voter education and registration beginning at the high school level, arts and humanities programs, and consumer protection and education; and
 - (2) Recommended actions:
 - (A) Work with community groups to identify program areas and population groups in Ward 7 that are underserved and develop appropriate means to enhance services to these groups;
 - (B) Form a task force consisting of the District's public health, education, a and private and community organizations to improve social service delivery programs in Ward 7; and

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- (C) Identify groups in Ward 7 in need of one or more of the services listed above, or other social services not listed, and develop means to enhance services to these groups;
- (f) Increase dissemination of information to persons with disabilities to better inform them of their human and legal rights and the services available to them:
 - (1) Often ward residents with physical or mental disabilities are not aware of the services that are available or where they can go to receive assistance; and
 - (2) Recommended actions:
 - (A) Provide additional information to community groups and Advisory Neighborhood Commissions regarding services offered by the District for persons with disabilities;
 - (B) Develop a comprehensive statement of human and legal rights and services available for persons with disabilities in the areas of housing, transportation, employment, public facilities, recreation and human services in Ward 7;
 - (C) Establish a Ward 7 committee to coordinate with the Mayor's Committee on Persons with Disabilities, the Office of Community-Based Residential Facilities, the D.C. Association for Retarded Citizens, Inc., and private institutions to promote increased services to persons with disabilities; and
 - (D) Establish an intra-District Committee to review services and legal rights of residents with disabilities;
- (g) Develop additional programs to serve the needs of elderly residents. Increase the availability and the accessibility of public health services for the young, the homeless and the elderly in the area:
 - (A) Quality primary care services should be promoted in parts of the ward at reasonable cost, especially in areas that are medically underserved and have critical staff shortages; and
 - (B) Recommended actions:
 - (a) Evaluate the existing services and the need for additional health services in the ward;
 - (b) Continue to distribute information in the community regarding health and social services offered by the District;

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- (c) Coordinate efforts among service providers in the implementation of services for the young, homeless and elderly residents of Ward 7;
 - (d) Expand existing programs for elderly households in Ward 7; and
 - (e) Supplement the existing mode of public transit, thereby increasing the mobility of Ward 7's transit-dependent elderly; and
- (h) Design and coordinate services in health care, housing, transportation and recreation to make it possible for senior citizens and persons with disabilities to remain independent:
 - (1) A system designed for senior citizens and handicapped individuals is needed to enable them to receive and obtain services within a centralized area such as a multi-purpose service center or recreation center; and
 - (2) Recommended actions:
 - (A) Identify elderly citizens without adequate income/assets and family and plan for their needs and services accordingly;
 - (B) Increase coordination of services and activities among District agencies so that the elderly can continue to contribute to their communities; and
 - (C) Increase the dissemination of information in the community regarding health and social services offered by the District for the elderly.

1828 WARD 7 LAND USE/ZONING

- 1828.1 The overall land use objectives for the ward are to preserve residential neighborhoods, provide housing opportunities for a range of income levels, expand appropriate commercial and employment areas, provide for adequate public facilities and concentrate appropriate development around the Deanwood, Minnesota Avenue and Benning Road Metrorail stations.
- 1828.2 The key land use concerns in Ward 7 will include the following:
- (a) The increase of nonresidential uses in residential neighborhoods causing negative impacts, such as parking, traffic congestion, litter and noise;
 - (b) Proposed housing and commercial development for the ward's northern neighborhoods which may result in incompatible land use mixes; and

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- (c) The need to determine the appropriate zoning and design of development around the Minnesota, Deanwood and Benning Road Metrorail stations.
- 1828.3 Ward 7 has approximately three thousand six hundred ninety-three (3,693) acres of land, excluding public rights-of-way. Residential is the largest land use category, accounting for about one thousand five hundred sixty (1,560) acres, or forty-two percent (42%). Detached and semi-detached housing occupies about nine hundred fifty-six (956) of these acres; garden apartments occupy another four hundred forty-seven (447) acres.
- 1828.4 Commercial uses in the ward cover about one hundred and one (101) acres and consist primarily of neighborhood shopping centers, several small nodal commercial areas and two (2) small shopping strips on major streets. Family-owned stores and fast food restaurants are prevalent in these areas. The four largest commercial corridors are Benning Road and Minnesota Avenue; Alabama Avenue and Naylor Road; Pennsylvania and Branch Avenues; and Benning Road and East Capitol Street. Smaller neighborhood-serving commercial areas are at East Capitol Street and Minnesota Avenue (Greenway); 2500 block of Pennsylvania Avenue at the base of the Sousa Bridge; Pennsylvania and Minnesota Avenues; Nannie Helen Burroughs and Division Avenues; and 61st and Dix Streets.
- 1828.5 Only about fifteen (15) acres in Ward 7 are devoted to industrial uses. The majority of this land is located adjacent to the Baltimore and Ohio (B&O) and Pennsylvania railroads rights-of-way, near Kenilworth Avenue and along the northern side of Benning Road between Anacostia Avenue and Kenilworth Avenue. There are approximately two hundred forty (240) acres of private taxable vacant land available for development. This excludes vacant or improved parkland which is federal or District-owned, and private tax-exempt land.
- 1828.6 The National Park Service operates Anacostia Park, the Kenilworth Aquatic Gardens, the four Fort Circle Parks - Mahan, Chaplin, Dupont and Davis - and several smaller park areas.
- 1828.7 Ward 7 contains three (3) zoning categories - residential, commercial and industrial zones. Approximately one thousand nine hundred six (1,906) acres are zoned residential, approximately one hundred twenty (120) acres are zoned commercial and two hundred and three (203) acres are zoned industrial. The remaining one thousand four hundred sixty-four (1,464) acres, or approximately forty percent (40%) of the ward's land area, are unzoned federal and District government land. The majority of this unzoned land is used as parkland.
- 1828.8 Residential zoning:
- (a) The major residential zoning categories in Ward 7 are single-family detached dwellings (R-1-B), single-family semi-detached dwellings (R-2) and low-density apartment structures (R-5-A). These zoning districts account for about eighty-three percent (83%) of the zoned land within Ward 7;

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- (b) Single-family semi-detached dwellings, with a minimum lot size requirement of three thousand square feet (3,000 ft._) (R-2), constitute approximately seventy-two (72) acres of the residentially zoned land. R-2 districts are located primarily throughout the northern section of the ward and in portions of the Fort Davis neighborhood, east of Alabama Avenue between Massachusetts Avenue and Ridge Road. R-2 districts are also located in the Twining neighborhood, which is west of Branch Avenue below Randle Circle;
- (c) The R-5-A zoning district, which limits development to low density apartment buildings, covers approximately six hundred seventy-six (676) acres. R-5-A land in the ward is located near neighborhood shopping centers and Metrorail stations on Minnesota Avenue and in the central ward neighborhoods of Marshall Heights, Lincoln Heights, and Burrville; and
- (d) Ward 7 also has about four hundred fifty-three (453) acres, or twenty percent (20%), of its zoned land in the R-1-B category. This zone is mapped largely in the Twining, Dupont Park and Fairlawn neighborhoods. The Fairfax Village and Woodland neighborhoods are zoned R-5-A.

1828.9 Commercial zoning:

- (a) The largest commercial categories in Ward 7 include neighborhood shopping centers (C-1) and major business and employment centers (C-3-A). Several commercial business center (C-2) districts are also mapped in the ward. The C-1 and C-3-A commercial zoning districts make up about ninety-three (93) acres of land. This combined area accounts for only four percent of the zoned land within Ward 7. C-1 zoning districts cover approximately fifty-four (54) acres, the largest mapped area in the commercial zoning category;
- (b) The C-3-A zoning district is the next largest commercially mapped zone, covering about thirty-eight (38) acres. It is in only two locations: on Naylor Road between Alabama Avenue and Good Hope Road and on Minnesota Avenue between Blaine and Grant Streets, N.E.; and
- (c) The C-2 districts, which permit community business centers, cover about twenty- six (26) acres of land. They are mapped along Pennsylvania Avenue, between Fort Davis Street and Alabama Avenue; on the northwest corner of the intersection of Minnesota Avenue and East Capitol Street; on the District side of Eastern Avenue and Division Avenue; on Dix Street; on Benning Road between 34th and 36th streets; on Kenilworth Avenue between Foote and Jay streets; and on Nannie Helen Burroughs Avenue between 49th and 50th Streets.

1828.10 Industrial zoning: The industrially zoned land in Ward 7 consists of two hundred and three (203) acres of the low bulk commercial light manufacturing (C-M-1) category. C-M-1

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districts are mapped all along the Pennsylvania and B&O railroads rights-of-way and north of Benning Road on the Anacostia River waterfront.

1829 WARD 7 OBJECTIVES FOR LAND USE/ZONING

1829.1 The objectives for land use/zoning are as follows:

- (1) Focus public and private initiatives on those neighborhoods most in need of improvement and stability;
- (b) Protect and buffer residential neighborhoods from disruptive and negative impacts of nearby commercial and industrial development;
- (c) Encourage development of adequate neighborhood shopping and support services in all sections of the ward;
- (d) Encourage the growth of centers of high technology, research and development;
- (e) Ensure the availability of sufficient land for Ward 7's public improvements and operational needs;
- (f) Provide for an adequate supply of child care facilities by allowing the establishment of new or the expansion of existing child care facilities in residential and mixed use areas;
- (g) Encourage conservation and appropriate use of Ward 7 waterfronts and shorelines;
- (h) Promote the conservation, enhancement and revitalization of the residential neighborhoods of Ward 7 for housing and neighborhood-related uses;
- (i) Conserve and maintain Ward 7's sound, established neighborhoods through the strict application and enforcement of housing, building and zoning regulations;
- (j) Improve existing neighborhood commercial centers and develop new neighborhood commercial centers;
- (k) Encourage the ward's multi-neighborhood commercial centers to provide a satisfactory range of retail and office services for their market areas;
- (l) Encourage joint public and private development of publicly owned or controlled land to stimulate desired economic and human services objectives for Ward 7;
- (m) Promote the development of existing Ward 7 multi-neighborhood commercial centers in areas where residents now travel long distances for food and other shopping

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services, through close coordination of ward and neighborhood planning efforts with the District's economic development program, including ongoing efforts to encourage large food stores to locate in these areas; and

- (n) Enhance the ability of the District to participate in the review of development projects located in neighboring jurisdictions along the District's boundaries, such as the proposed Branch Avenue Metrorail Station in neighboring Prince George's County.

1830 WARD 7 ACTIONS IN SUPPORT OF LAND USE/ZONING

1830.1 The policies in support of land use/zoning are as follows:

- (a) Determine the appropriate mix, scale, intensity and design of development for the Minnesota-Benning Special Treatment Area and for the Minnesota Avenue, Deanwood and Benning Road Metrorail station areas to ensure maximum Metrorail access and use and to protect and preserve the surrounding residential areas:
 - (1) The Minnesota Benning Special Treatment Area is bounded by Ames Street N.E., Minnesota Avenue N.E., Hayes Street N.E., and the Anacostia River. Land use policies established for this area are:
 - (A) Provide for medium density commercial development;
 - (B) Upgrade and expand existing commercial establishments;
 - (C) Encourage small business development; and
 - (D) Promote community-based development, including child care, educational, and counseling facilities;
 - (2) The Deanwood Metrorail area is generally bounded by Minnesota Avenue N.E., Quarles Street N.E., Meade Street N.E., and the B&O Railroad;
 - (3) The Benning Road Metrorail area is generally bounded by Benning Road N.E., Central Avenue N.E., 45th Street N.E. and 46th Place; and
 - (4) Recommended actions:
 - (A) Prepare small area studies of the areas to determine the appropriate mix, scale, intensity and design of development and encourage the community to participate in the timely development of a small area study of the Minnesota Avenue Metrorail Station area, with the help if needed of qualified developers, planners, architects, and the local CDC; every effort

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shall be made to expedite the review process for those plans that are developed locally;

- (B) Provide assistance to private developers through appropriate programs which will facilitate development in the areas;
 - (C) Work with the Washington Metropolitan Area Transit Authority (WMATA), through the joint development review process, to ensure that developments on WMATA-owned property contribute to and are compatible with the existing character of the surrounding neighborhood;
 - (D) Through regulatory processes, provide for the improvement of the land-use mix and urban design quality of new development in the Deanwood and Benning Road Metrorail Station areas;
 - (E) Provide for citizen participation in the development review process, to assist the District and WMATA in responding to community concerns; and
 - (F) Encourage additional development of industrial parks in areas that are designated for industrial uses, such as Kenilworth Industrial Triangle;
- (b) Evaluate the negative impact that existing commercial development may have on residential areas such as the 2800 and 2900 blocks of Fort Baker Drive, Deanwood and the Central Northeast neighborhoods, particularly on Hayes Street between 44th and 42nd streets, N.E.;
- (1) Residential neighborhoods need protection from incompatible uses and activities generating unsanitary conditions, litter and other damaging environmental impacts by promoting buffering and other techniques to provide for an appropriate separation of uses. This would, in some cases, require modification of the Zoning Regulations of the District of Columbia to limit the expansion of such uses and to include strict enforcement of anti-littering, noise and pollution regulations; and
 - (2) Recommended actions:
 - (A) Develop opportunities and alternatives for locating industrial establishments and assistance to those who wish to relocate to more appropriate sites;
 - (B) Prepare plans for commercial areas in the Deanwood and Central Northeast neighborhoods to encourage an appropriate level of industrial and commercial development while ensuring compatibility and buffering of surrounding residential uses; and

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- (C) Encourage increased development of industrial parks in areas that are designated for industrial uses, such as the Kenilworth Industrial Triangle;
 - (D) Encourage the District and the community associations to work with property owners to develop and maintain a suitable visual, sound and security buffer between residential and commercial properties. In particular, investigate the need for a buffer between residences at the 2800 and 2900 blocks of Fort Baker Drive and the adjacent commercial shopping center.
- (c) Provide for the stability and maintenance of residential neighborhoods, particularly Deanwood, Central Northeast Lincoln Heights, and Randle Highlands (south of Pennsylvania Avenue S.E.), ensuring adequate controls to protect against adverse impacts of nonresidential uses such as churches, day care centers, institutional uses and others, and ensuring compliance with laws, rules and regulations governing land use and zoning to protect against the adverse impact of non-residential and non-conforming uses such as junk yards, storage facilities, and industrial establishments. Enforce codes against uses such as boarding and rooming houses that are illegal or otherwise in non-compliance with city regulations:
- (1) Residents within the Deanwood, Hillcrest, Central Northeast, Lincoln Heights, Randle Highlands, Penn-Branch, Fort Davis, Naylor Gardens, Fairfax Village and Fort Dupont neighborhoods have expressed concern regarding nonresidential uses in residential zones. It is believed by these residents that several adverse impacts which include parking, noise and litter are associated with nonresidential uses. In order to mitigate these problems, there is a need for additional investigation of code compliance to eliminate illegal uses; and
 - (2) Recommended actions:
 - (A) Assess the potential impact of nonresidential uses on traffic and parking on residential streets during the review of Planned Unit Developments (PUDs) and Large Tract Review projects;
 - (B) Develop a citywide zoning text amendment to more effectively control nonresidential uses including provisions dealing with height, density and bulk permitted in residential zones to provide greater stability and protection for residential neighborhoods;
 - (C) Investigate the possibility of using an overlay district in the R-2 zone to provide protection from nonresidential uses in the area.
 - (D) Increase enforcement and inspection of all nonresidential uses in residential zones to ensure their compliance with the existing regulations;

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- (E) Provide enforcement against uses that are illegal, non-conforming or incompatible with existing residential areas, or otherwise are in noncompliance with laws, rules, and regulations governing land use and zoning; and
 - (F) Identify, monitor, and enforce government laws, rules and regulations governing unauthorized use and dumping upon public and private property. Impose fines on property owners for unauthorized use of property, failing to maintain property, or failing to keep the property free from debris or other objects that adversely impact the property values of nearby residential areas;
- (d) Evaluate and recommend appropriate changes to the Zoning Map to make it consistent with the Comprehensive Plan. Revise and update the Zoning Regulations and Map in conformance with the densities and uses indicated on the enacted Comprehensive Plan Generalized Land Use Map:
- (1) Zoning changes may be needed for properties and areas that are used as residential but zoned commercial. The appropriate zoning classification should reflect existing residential development levels. Zoning map amendments may be required to reduce inconsistencies between zoning and existing or proposed development; and
 - (2) Recommended actions:
 - (A) Review and analyze the Zoning Regulations and the Comprehensive Plan Land Use Element and prepare background briefing papers as a basis for appropriate action by the Zoning Commission;
 - (B) Conduct a further survey and prepare an analysis of land uses and zoning in Ward 7 to identify locations where there is a conflict with zoning and existing land uses and submit findings and recommendations to the Zoning Commission for action; and
 - (D) Monitor the update of the Comprehensive Plan Land Use Map, particularly regarding the Minnesota-Benning Special Treatment Area and the newly upgraded local neighborhood center in the vicinity of Minnesota Avenue and Nelson Place, S.E. ;
- (e) Enhance the ability of the District to participate in the review of development projects located in neighboring jurisdictions along the District's boundaries in order to protect against adverse effects of that development:

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- (1) Residents within the Hillcrest community are concerned about developments being designed without any relationship to the surrounding neighborhood. Projects such as the Branch Avenue Metrorail Station and the Berman Property subdivision located within Prince Georges County and adjacent to the District line should be designed and reviewed by both jurisdictions to ensure traffic safety, that adequate buffers are in place and that there is compatibility with surrounding neighborhoods; and
- (2) Recommended actions:
 - (A) Encourage greater interjurisdictional coordination and review of development projects with potential impacts on multiple jurisdictions;
 - (B) Use existing regulations, such as Access Permits, to ensure that development in abutting Prince Georges County is compatible with the surrounding District communities; and
 - (C) Enforce regulations to protect the residential character of the District neighborhoods and their environments from encroaching development;
- (f) Create mechanisms in the District government to inform concerned citizens of the options available to them to change adverse uses of land in their communities:
 - (1) Aggrieved citizens should possess adequate knowledge of their rights and the various procedures to address them with respect to land use; and
 - (2) Recommended action: The appropriate agency(s) should make available in libraries, schools, and ANC offices easy-to-read instructions on the options available to address land use issues in the community; and
- (g) Enforce regulations that prohibit unauthorized use of District property by industrial and commercial establishments:
 - (1) This action addresses situations in which commercial establishments operate outside their permitted use, encroaching on public streets and District property; and
 - (2) Recommended action: Enforcement and compliance by governing agencies such as the Department of Consumer and Regulatory Affairs and the Police Department.

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- 1831.1 The overall public safety objective for the ward is to ensure the maintenance of an adequate level of police, fire, and emergency ambulance service, and essential emergency management planning for disasters.
- 1831.2 The quality of life in the ward is dependent upon the level of public safety and the effectiveness of the deployed resources in the ward. Public safety involves the Metropolitan Police Department, the Department of Fire and Emergency Medical Services, and the Office of Emergency Preparedness. It does not, at this time, include the Department of Corrections.

1832 WARD 7 OBJECTIVES FOR PUBLIC SAFETY

- 1832.1 The objectives for public safety are as follows:
- (a) Provide adequate police protection to support Ward 7 residents by ensuring that the assigned strength of manpower and resources operating within the ward is in keeping with the strength authorized;
 - (b) Provide properly equipped fire stations essential for adequate service delivery to Ward 7 residents and maintain an adequate level of emergency ambulance service; and
 - (c) Ensure that emergency management planning by the appropriate departments is designed to prevent or mitigate disasters and to protect the public safety of Ward 7 before, during and after disasters.

1833 WARD 7 ACTIONS IN SUPPORT OF PUBLIC SAFETY

- 1833.1 The policies in support of public safety are as follows:
- (a) Ensure that adequate numbers of trained staff and sufficient equipment resources are available and deployed:
 - (1) Frequently, staff resources are deployed outside of Ward 7 and equipment resources are out of service in need of repair. This places public safety in Ward 7 at risk. In addition, adequate training and performance monitoring are essential to effective public safety; and
 - (2) Recommended actions:
 - (A) Ensure that each public safety entity develop appropriate policies, with the advice and counsel of community leadership, to ensure adequate staffing levels;

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- (B) Develop appropriate policies to ensure that the detail of law enforcement officers to duty outside of the Sixth and Seventh Districts of the Metropolitan Police Department does not reduce the number of available officers in Ward 7 to less than 70 percent of the assigned strength at any one time;
 - (C) Ensure the deployment of police officers during peak crime hours, as determined by the best available analysis, and increase the number of “beat” officers for elementary and junior high schools, recreation centers and local commercial districts;
 - (D) Ensure the expeditious repair and maintenance or replacement of ambulances, firefighting equipment and police vehicles; and
 - (E) Provide adequate training and performance monitoring of police and fire rescue personnel and ensure that citizen advisory groups are actively involved in this process; and
- (b) Ensure that the government and citizens of Ward 7 are prepared to respond and react appropriately in the case of any disaster in the ward:
- (1) There is a perception by the citizens that the government might not be properly prepared to deal with a sudden and significant disaster in Ward 7 and that the citizens would also be unprepared in their response; and
 - (2) Recommended actions:
 - (A) Ensure that the Office of Emergency Preparedness plan emergency responses and coordinate resources in Ward 7 to be effective in response to and recovery from a disaster such as hazardous material spills, ruptured natural gas lines, fires and accidents on and around freight railroad lines and hazardous cargo routes in Ward 7;
 - (B) Identify specific sites in Ward 7 that require improved safety mechanisms or improvements to prevent mishaps that could affect the public safety of Ward 7;
 - (C) Ensure that the government is prepared to effectively use its resources to respond to public safety threats before, during and after disasters; and
 - (D) Distribute information to local businesses, civic organizations and schools on public safety and the appropriate reaction in case of a disaster.

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